

Town of Farmington, Delaware Comprehensive Plan



Prepared by
The Town of Farmington Planning Commission

2015 Update
Adopted – January 2016

**Town of Farmington, Delaware
Comprehensive Plan**

**2015 Update
Adopted January 19, 2016**

Prepared by:
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TOWN, COUNTY, AND STATE OFFICIALS

Town of Farmington

Mayor and Council	Ronald Vincent, Mayor Mace R. Rust, Vice Mayor Cindy Bolin, Councilman Richie Smith, Councilman Krystal Rust, Tax Collector Bonnie Knox, Secretary / Treasurer (appointed)
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Planning Commission	Cindy Bolin, Chair Brenda Rust, Planning Commissioner Clarence Foxwell, Planning Commissioner Sally Foxwell, Planning Commissioner Ashley Caseley, Planning Commissioner
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Town Solicitor	J. Terry Jaywork, Esquire
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Kent County Commissioners

Glen M. Howell, 6th District
Eric L. Buckson, 4th District
Terry L. Pepper, At-Large
P. Brooks Banta, 1st District
Brad S. Eaby, 2nd District
Allan F Angel, 3rd District
George “Jody” Sweeny, 5th District

County Administrator	Michael J. Petit de Mange, AICP
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Director of Planning Services	Sarah Kiefer, AICP
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State of Delaware

Governor	The Honorable Jack Markell
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Senate	The Honorable F. Gary Simpson, 18 th District
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House of Representatives	The Honorable William Outten, 30 th District
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Office of State Planning	Constance C. Holland, AICP, Director
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A Municipal Development Strategy for Farmington, Delaware

INTRODUCTION

The Town of Farmington’s Comprehensive Plan was developed for a variety of purposes. The town initiated the development of the Plan in October 2003. The comprehensive plan will provide a framework for development and annexation for the town, and will be used to craft the first zoning codes for Farmington.

This Comprehensive Plan serves as an official statement about the future of the town. First and foremost, the plan is a unified advisory document to the Council and the Planning Commission on land use and growth issues. It should be used to guide future development decisions, re-zonings, annexations, and capital improvements throughout the town. The Town will use the plan as the basis to establish its zoning code and zoning map.

The plan is also an informational document for the public. Citizens, business people, and government officials can turn to the plan to learn more about Farmington, and its policies for future land use decisions. Potential new residents can use the documents as an informational resource about the town, its characteristics and facilities. This document contains the most current information available on population, transportation, housing, employment and the environment.

And lastly, the Farmington Comprehensive Plan is a legal document. The Delaware Code specifies that “. . . any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate.” The code further specifies that, “ after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan.” (§ 702, Title 22, Delaware Code)

CHAPTER 1. BACKGROUND

1-1. The Authority to Plan

Delaware law requires that municipalities engage in comprehensive planning activities for the purpose of encouraging “the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development, and infrastructure investment actions with those of other municipalities, counties and the State....” This plan was written to comply with the requirements of a municipal development strategy as described in the Delaware Code for towns with population of 2000 or fewer.

The municipal development strategy for small communities (such as Farmington) with fewer than 2000 people is to be a “document in text and maps, containing, at a minimum, a municipal development strategy setting forth the jurisdiction’s position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues.” In addition, the town’s comprehensive planning process must demonstrate coordination with other municipalities, the county, and the state during plan preparation. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1.)

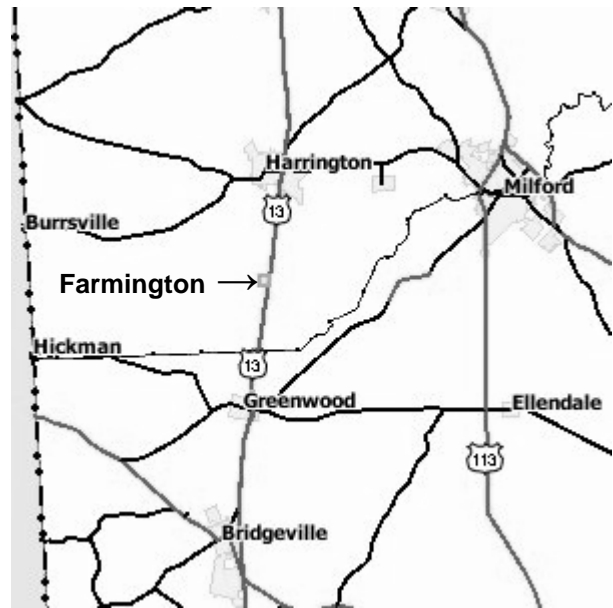
State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Farmington’s municipal development strategy as required by state law. It is intended to cover a ten-year planning period and be reviewed at least every five years.

In September 2003, the Town Council for Farmington contracted the Delaware Office of State Planning Coordination (OSPC) to prepare the town’s first Comprehensive Plan. The OSPC assembled a team consisting of professional staff and University of Delaware Institute for Public Administration staff and graduate research assistants to work with Farmington’s Planning Commission and Town Council to cooperatively craft the town’s Comprehensive Plan.

1-2. A Brief Overview of the Community

1-2a. Location

The Town of Farmington is located west of Milford in Kent County, Delaware on Route 13 between Harrington and Greenwood.



1-2b. History of the Town

There is not much recorded history of Farmington. What follows are from a published account and other documents provided by Mayor Ronald Vincent in November 2003.

William A. Powell in 1934 wrote in “Annals of A Village in Kent County, Delaware,” that the people of Farmington emigrated from England and Ireland in the 17th and 18th centuries, and settled in the town as farmers. The first train to enter into Kent County stopped in 'Flatiron' in a summer day in 1856, that town came to be known as Farmington. He describes its development, "a village sprang up in the fields and community that had known only a quiet pastoral life", soon “boasted a railroad station and agent, post-office, three stores, black-smith and wheel-wright shop and a magistrate's court with a session every two weeks."

Farmington is located on land once owned by Sir William Fleming of Scotland, a tract colloquially referred to as “William’s Choice.” Farmington was the site of Farmington Academy, begun in September 1868 in the old Presbyterian Church. About 10-12 years later, after expansions and many talented teachers and students, Farmington Academy closed. It fashioned young men and women who became doctors, lawyers, authors, professors, ministers and engineers.

In the late 19th century, there were several businesses operating in Farmington, including an evaporator and cannery factory. The factory produced 1,800 baskets of peaches and 100,000 cans of peaches per year. Other businesses in the area included a saw mill; dry goods; farm produce and fertilizer; timber manufacturer; grist mill; grain; and some general stores.

The town incorporated and elected a town council in 1909. At the time, “their concerns centered around keeping the streets clear of snow in winter, hiring police service at Halloween and keeping drainage ditches in town flowing.” A large fire devastated many Main Street homes in 1914, but the Farmington Volunteer Fire Company was not established until many years later (1951). The first post office was

established in 1858 in Farmington. In 1990 it was closed because of structural deficiencies. Residents now must travel to Greenwood or Harrington for postal services.

1-2c. Natural Features

General Environment

Farmington's topography is relatively flat with elevations ranging from 55 to 60 feet above sea level. The land around Farmington is flat and well suited for farmland.

Floodplains and Wetlands

The town is not located in a floodplain. Farmington is in the Marshyhope Creek sub watershed of the Nanticoke River watershed, which is a part of Chesapeake Bay Basin. Due to high nutrient levels and low dissolved oxygen levels, DNREC has identified the Nanticoke Watershed as water quality limited. Section 303(d) of the Clean Water Act requires the determination of Total Maximum Daily Loads (TMDLs) for water quality-limited waters. A TMDL is the maximum amount of a pollutant that a water-body can assimilate and still maintain a sufficient level of water-quality. The TMDL for the entire Nanticoke watershed was determined in by DNREC in 1998. A small portion of the town is located in an area identified by Delaware's Department of Natural Resources and Environmental Control (DNREC) as a good groundwater recharge area. There are also some small pockets of nontidal wetland. Future land use regulations in Farmington should address these issues. In addition, any future land use and environmental regulations should take into account the nutrient reductions needed to comply with the TMDL requirements in the Nanticoke watershed.

Soils

According to the 1971 *USDA-NRCS Soil Survey for Kent County, Delaware*, the soils in Farmington mainly belong to the Fallsington Series, with some soils from the Woodstown Series. The majority of soil in the town belongs to the Fallsington Series, which are formatively old, poorly drained, upland soils. Fallsington loam, Fs, retains a large amount of water and plant nutrients and cannot be farmed upon, since it often remains wet during the spring. Fallsington sandy loam, Fa, is less fine and does not remain as wet. If drained artificially the soil can be used for crops almost continuously. Small portions of Woodstown Series soil also exist, an old sandy soil located on uplands and relatively well drained.

1-3. Existing Land Uses

1-3a Land Within Farmington

The Town of Farmington does not have a Zoning Ordinance or map for managing land use within the town. One purpose for crafting a comprehensive plan for the town is to allow the town to develop land use regulations.

A walking survey of the existing land uses within Farmington was conducted by members of the Town of Farmington Planning Commission with assistance from the Office of State Planning Coordination. The Existing Land Use Map as of September 2015 is provided in the map appendix.

The Town has many of the characteristics that are typical of smaller towns in Delaware. Development of the town was greatly influenced by its east-to-west Main Street and north-to-south railroad tracks. The rail line was the major reason people settled into this geographic area. Farmington's main street and the railroad tracks intersect near the center of the town. Norfolk Southern Corporation now owns the rail line, currently the only line running from Delaware's northern boundary with Pennsylvania to its southern boundary with Maryland. The railroad is used almost exclusively to haul cargo through the state.

The predominant land use in town is still agriculture. Residential use is a close second. Most of the developed residential structures consist of either older, two-story homes or mobile homes. There are also a few residential properties with very large open lots located behind their respective houses.

There are several institutional land uses located in Farmington. These uses include Town Hall, two Churches, and a Fire Hall adjacent to Route 13. There are scattered commercial and industrial uses throughout the town, most notably an auto salvage operation in the western portion of the town and a metal fabrication shop in the center of town on Main Street. Vacant residential lots are interspersed throughout the town as well.

1-3b Adjacent Land Uses

Farmington located in a rural area. The surrounding land uses are primarily agricultural in nature. Residential uses in the form of mobile homes and single family homes line most of the roads leading to and from the town, but the bulk of the land away from the road frontage is still in agricultural production. There are some commercial and light industrial uses fronting on Route 13 in the vicinity of Farmington.

All of the land surrounding Farmington is within the jurisdiction of Kent County. Both the Kent County Comprehensive Plan and the State Strategies for Policies and Spending designate the area surrounding Farmington as a predominantly rural area. This designation in both planning documents indicates that no large scale new infrastructure investments or development projects are anticipated in the vicinity of Farmington.

The majority of the lands surrounding the town are zoned AR – Agricultural Residential in the County. This zone allows agricultural uses as well as residential uses on lots as small as one half acre depending upon the size of the subdivision and the types of public utilities available on the site. The highway frontage between the town limits and Route 13 is zoned BN – Neighborhood Business in the County. This zone allows a range of commercial businesses that would be compatible with a neighborhood or small community. Farmington is not located in Kent County's "Growth Overlay Zone" and as such none of the development incentives or density bonuses related to this zone apply to lands adjacent to or near Farmington.

1-4. Public Participation

Below are the public comprehensive meetings that have been held.

- *May 19th at 7:30pm*
- *June 11th at 7:00pm*
- *June 16th at 7:30pm*
- *July 9th at 1pm*
- *September 22nd at 7:30pm*

The June 11th public meeting was particularly well attended. At this meeting the Planning Commission reviewed the Existing Land Use Map and discussed Future Land Use with members of the public. Subsequent meetings addressed updating the various plan chapters.

1-5 Farmington's Planning Goals and Vision

Through the public participation process, the following goals and vision were developed for Farmington's future:

1-5a Planning Goals

- Develop a zoning ordinance and map to provide some certainty to land use in Farmington, protect property values, and encourage proper use of land in the town in support of this plan.
- Improve the maintenance of existing properties and the management of new development to maintain and improve the town's small-town residential character and appearance and improve property values.
- Consider redevelopment of the town owned school property as a town hall and community facility, perhaps including a park.
- Explore the possibility of developing a public water system to provide drinking water and fire protection for the residents and businesses in town.
- Work with the State and local legislators to address street and roadway issues, such as paving, traffic management, and on-street parking.
- Improve the quality of the housing stock in town and encourage new homes to provide housing for a variety of ages and income levels.
- Explore ways to enhance the town revenues in order to provide more town services such as street maintenance, street lighting, code enforcement and other services to improve the quality and livability of the town.
- Preserve the historical aspects of Farmington through encouraging the renovations of older homes, and structures such as the old school.

1-5b A Vision for Farmington

Farmington is a historic small town that will maintain its small town character while allowing for modest growth and redevelopment that is consistent with its rural surroundings.

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

2-1 Town Governance, Land Use Planning and Regulation Process

The Town of Farmington was reincorporated in 1998 by the Delaware General Assembly, reestablishing the government of Farmington through its charter. A five member Town Council governs the Town and elections are held the last Saturday in March. Council members are elected for two-year staggered terms, with two council members elected in even years and three in the odd years. The minimum requirements for holding office are that the candidate is over the age of 21, entitled to vote, and “domiciled” in the Town for at least one year prior to the date of the election. “Lots” are used to determine the victor if there is a tie.

Within 72 hours following of the election the Council must hold an organizational meeting to elect from its own members the Mayor, Vice-Mayor, and Secretary-Treasurer. The Town Council meets “regularly” throughout the year, but not on a legislatively-directed schedule. Three members of the Council must be present to constitute a quorum for conducting business. The Town has the option of holding referendums, the process is started if 15 percent of the town’s registered voters sign a petition.

In October 2003, the Town Council established the town’s first Planning Commission. The Commission consists of five town residents. The Commission was assembled for the initial task of coordinating the development of the town’s first Comprehensive Plan. The Commission will also assist the town council in implementing some of the recommendations of the Plan and provide advice to the council on zoning and subdivision issues.

The Town has no full time employees and has contracts for services necessary for the operations of the Town. Farmington contracts for building inspections, snow removal, street lighting, and refuse collections. The Town maintains the local streets and sidewalks in common areas with monetary assistance from the state.

The Town of Farmington Town Hall is located on a parcel of land that is actually outside of the municipal boundaries of the town, on School Street. There is a significant amount of land on the same parcel behind Town Hall that could be used for recreational or other purposes. Town Hall once was the Farmington School House.

The Town Council conducts town business, but Kent County is currently responsible for approving new buildings, permits, subdivisions and development projects. The town council must approve projects by a majority vote once the county has reviewed them. Farmington at present is without a zoning ordinance. One of the purposes of this planning effort is to begin the process of adopting some land use regulations for the town.

2-1a Recommendations, Town Governance, Land Use Planning and Regulation Process

1. Plan Adoption. It is recommended that the town adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Farmington, and as the basis for zoning and land use regulations in the town.

2. Develop Land Use Regulations. In order for the town to have some say in how land is developed and used, it is recommended that the town develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to State law. The land use regulations should address coordination with other agencies, permitting, design, and compliance with relevant environmental regulations such as stormwater management, TMDLs, and wetlands protection.

3. Develop the capacity to administer Land Use Regulations. When developing the land use regulations for the Town, Farmington should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that the Town evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

4. Evaluate governance capabilities. Currently, Farmington does not have any town staff. It is important that the town periodically evaluate the need for any employees or additional contractual services to carry out the town's planning objectives and to continue to provide adequate levels of services for residents

2-2 Demographics, Future Population, and Housing Growth

This section outlines data on population, demography, housing and economic conditions in Farmington. Where appropriate, comparisons are also made to Kent County and the State of Delaware.

The data for this analysis has been derived from the US Census from 2000 and 2010, as well as the American Community Survey. There are a number of data files referenced, including Summary File 1 (SF-1) from 2000 and 2010; Summary File 3 (SF-3) from the 2000 Census; and the most recent estimates from the American Community Survey. The SF-1 data represents the 100% count in both 2000 and 2010, and is the most accurate for a small town like Farmington. This data represents a limited amount of basic demographic information, and it is used wherever possible. More detailed data on demographics, economic conditions and housing is collected from a smaller sample of the population and the results are analyzed to estimate the conditions in a particular town or geographic area. This sample data was collected in the 2000 US Census as the "long form" and reported in SF-3. The "long form" was replaced by the American Community Survey in the mid-2000's. The data collected in SF-3 and the American Community Survey is likely to have a high margin of error for a small town like Farmington, so the results should be considered with some skepticism. However, it is useful to compare Farmington with similar data at the State and County level in order to illustrate demographic and population trends. This section has been included for this purpose.

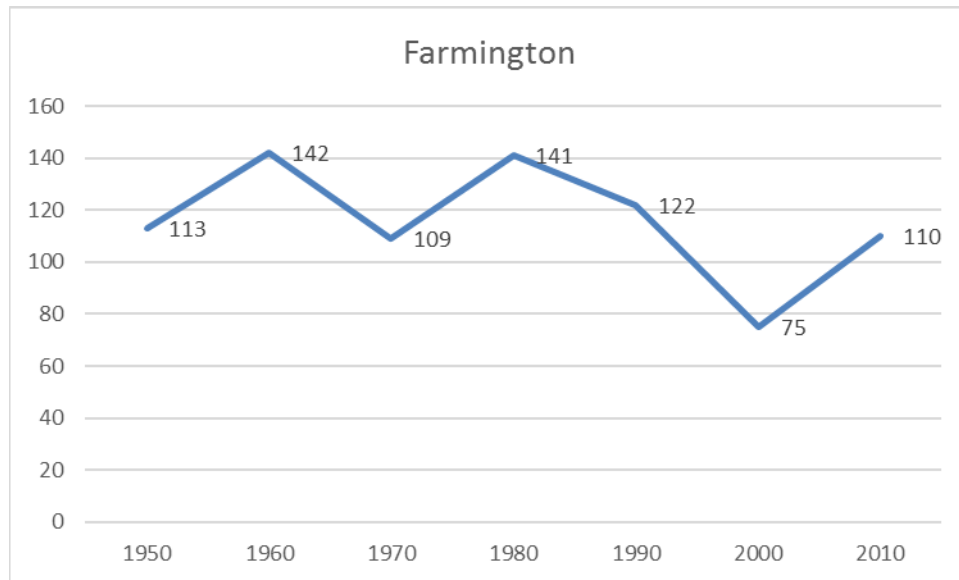
2-2a. Population and Housing

A review of information collected through the century for the United States Census indicates that from 1950 to 2010 while the population in Delaware and Kent County has steadily increased, the population in Farmington has fluctuated with an overall decrease in population. The town's population peaked in 1960 at 142 persons.

The 2000 Census reported there were 75 people living in Farmington. The total population for Kent County in 2000 was 126,697 and 783,600 for the State of Delaware. Census 2010 data shows that Farmington’s population increased by 35 individuals from 2000 to 2010, as the State and Kent County continued to grow. During the 2000’s the State of Delaware population increased by about 13% to 897,934, while Kent County grew by about 22% to 162,310. Farmington grew at a greater rate than either the State or County in the 2000s. Farmington’s total population in 2010 was 110, which represents a 47% population increase. Farmington’s 2010 population is 51.8% male and 48.2% female.

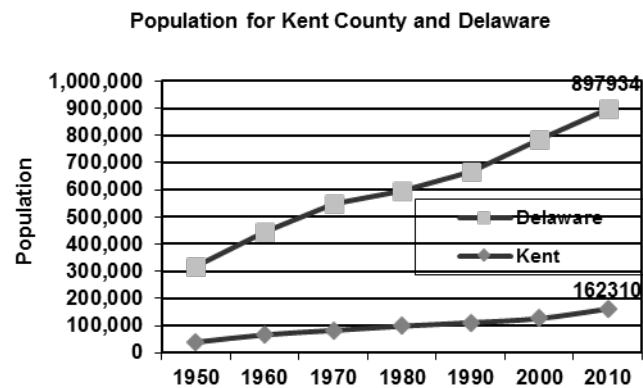
The following charts show the population trends for Farmington, Kent County, and the State. Table 1 shows the population for Farmington from 1950 to 2010. Table 2 shows the population trends for Kent County and the State of Delaware during that same time period.

Chart 1



Source: 2010 Census SF-1

Chart 2



Source: 2010 Census SF-1

2.2b. Position on Population and Housing Growth

Farmington is a small town located within a mostly agricultural area of Kent County. There is limited availability of sanitary sewer, and no public water system. The Town’s position on population and housing growth is to encourage the redevelopment of existing homes and the construction of new homes on existing lots within town limits on central sewer. The town will also consider the conversion of existing agricultural lands inside the town boundaries into new residential lots, provided that they have access to central sewer. This will represent a modest increase in housing and population in the town during the next ten year period. Large scale residential subdivisions are not expected either within or adjacent to the town due to limitations in sewer service and the land use policies of Kent County.

2-2c. Racial Composition

In 2000, Kent County and the State of Delaware showed very similar racial composition. Kent County’s population included 74% white, 21% black and 1% other; the State of Delaware’s population included 75% white, 19% black and 2% other. Farmington’s racial composition differed from both the county and the state in 2000, with all 75 residents being white.

Census 2010 data indicates that both Kent County and the State of Delaware became more diverse over the past decade. The white population as a percentage of the total population in Kent County decreased from 74% of the total in 2000 to 68% of the total in 2010 while the black population increased from 21% to 24% of the total. Census 2010 data for the State of Delaware indicates that the white population decreased from 75% to 69% of the total while the black population increased from 19% to 21%. Farmington, however, did not become more diverse – its 110 residents are all white according to the US Census.

Table 1 lists the population by racial composition for Farmington, Kent County and Delaware.

Table 1 Racial Composition of Farmington, Kent County and Delaware

Race	Farmington		Kent County		Delaware	
	2000	2010	2000	2010	2000	2010
White	100.0%	100.0%	73.5%	67.8%	74.6%	68.9%
Black	0.0%	0.0%	20.7%	24.0%	19.2%	21.0%
Other	0.0%	0.0%	1.0%	2.0%	2.0%	3.0%

Source: 2000 and 2010 Census SF-1

2-2d. Age Profile

Farmington has maintained a marginally older population than the State of Delaware or Kent. In 2000, school age children (ages 5-19) accounted for 17% of the population, and the total child population (ages 0-19) was about 20%. Kent County (31%) and the State of Delaware (28%) both had higher populations of children. The 2010 Census indicates that the youth population grew over the past decade in Farmington, currently 21% of the population is between the ages of 0-19, and about 14% of the population is school aged children (5-19). Over this same period of time, children as a percentage of population in the State of Delaware (26%) and Kent County (28%) decreased despite fluctuations in the absolute number of children.

The current population of young working aged adults (20 – 34) comprises a significant proportion of people in Farmington – 23%, or 25 individuals. This is an increase from 2000, in which 19%, or 14 individuals, were in this age range. There were similar percentages of individuals in this age group in Kent County (20%) and the State (19%) in 2010. It is noteworthy that in Farmington the percentage of those 65 and over (13%) is similar to the County (14%) and the State (15%).

Census 2010 indicates that the median age of a resident of Farmington is 42.5 years. This is older than the median age of Kent County (36.6 years) and the State (38.8 years).

2-2e. Educational Attainment

The average level of education of Farmington’s population age 25 and over is lower than the average level of education of the residents of Kent County and the State. According to the American Community Survey, about 52% of Farmington residents of at least 25 years of age were high school graduates or higher. In comparison, about 85% of Kent County residents and 88% of Delaware residents reported that they had received a high school diploma, attended college or received a college degree. The American Community Survey also reports that 7% of Farmington’s residents have earned a bachelor’s degree or higher. This differs from the levels in Kent County and the State, 21% and 29% respectively.

Table 2. Educational Attainment for Farmington, Kent County and Delaware, 2013 Estimate

Jurisdiction	High school graduate or higher	Bachelor's Degree or Higher
Farmington	52%	7%
Kent County	85%	21%
State of Delaware	88%	29%

Source: 2009-2013 ACS 5 –year estimates

2-2f. Housing

This section describes Farmington’s housing stock. Table 5 compares changes in the number of dwelling units in Farmington, Kent County and the State of Delaware as recorded by the U.S. Census Bureau. From 2000 to 2010, there was a net gain of 14 dwelling units in Farmington, an increase of 45%. This was in contrast to the growth rate of housing in Kent County (29%) and that of the State (18%). These changes are consistent with the population trends that were seen in the last two decades.

Table 3. Dwelling Units in Farmington, Kent County and Delaware, 1980-2010

Year	Farmington	Change	Kent County	Change	Delaware	Change
1980	N/A	***	24,209	***	238,611	***
1990	47	***	37,709	56%	289,919	22%
2000	31	- 34%	50,481	34%	343,072	18%
2010	45	45%	65,338	29%	405,885	18%

Source: Census 1980 - 2010 SF-1

It has been noted previously that due to an extremely small population size the American Community Survey results for Farmington are likely to be highly variable and inaccurate. This is the case with the housing count in Farmington.

Type of Housing Stock

Tables 6 and 7 summarize changes in the types of housing in Farmington, Kent County, and the State. In 2000, 79% of all housing in Farmington was single-family housing units. This number is greater than the same types of units in Kent County (66%) and in the State (70%).

Census 2010 reported the total housing in Farmington increased by 8 dwelling units from 2000 to 2010, but the percentage of single family housing units increased to 100%. Both Kent County and the State experienced increases in the percentage of its housing stock consisting of single-family homes during the ten-year period. Between 2000 and 2010, Farmington experienced a decrease in the number of mobile homes in town (6 to 0 mobile homes). During the same period, the percentage of mobile homes making up the total housing stock also decreased in Kent County and increased slightly in the State.

Table 4. Composition of Housing in Farmington, Kent County, and Delaware in 2000

Housing Type	Farmington		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	22	79%	29,502	58%	191,688	56%
Single family, Attached	0	0%	4,230	8%	48,340	14%
Multi –Family	0	0%	7,324	15%	64,128	19%
Mobile Homes	6	21%	9,392	19%	38,281	11%
Other	0	0%	33	0%	635	0%
<i>Total</i>	28	100%	50,481	100%	342,437	100%

Source: Census 2000 SF-3

Table 5. Composition of Housing in Farmington, Kent County and Delaware , 2013 Estimate

Housing Type	Farmington		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	44	92%	42,506	64%	238,344	58%
Single family, Attached	0	0%	5,808	9%	60,627	15%
Multi –Family	0	0%	8,774	13%	70,630	18%
Mobile Homes	4	8%	8,812	13%	39,440	10%
Other	0	0%	24	0%	103	0%
<i>Total</i>	48	100%	65,924	100%	398,866	101%

2009-2013 ACS 5-Year Estimates

It should be noted here that the total number of housing units in Farmington varies between Tables 5, 6, and 7. This is a consequence of the extremely small population size of Farmington, the resulting inaccuracy of the Census figures, and the variety of methods used by the US Census to calculate data.

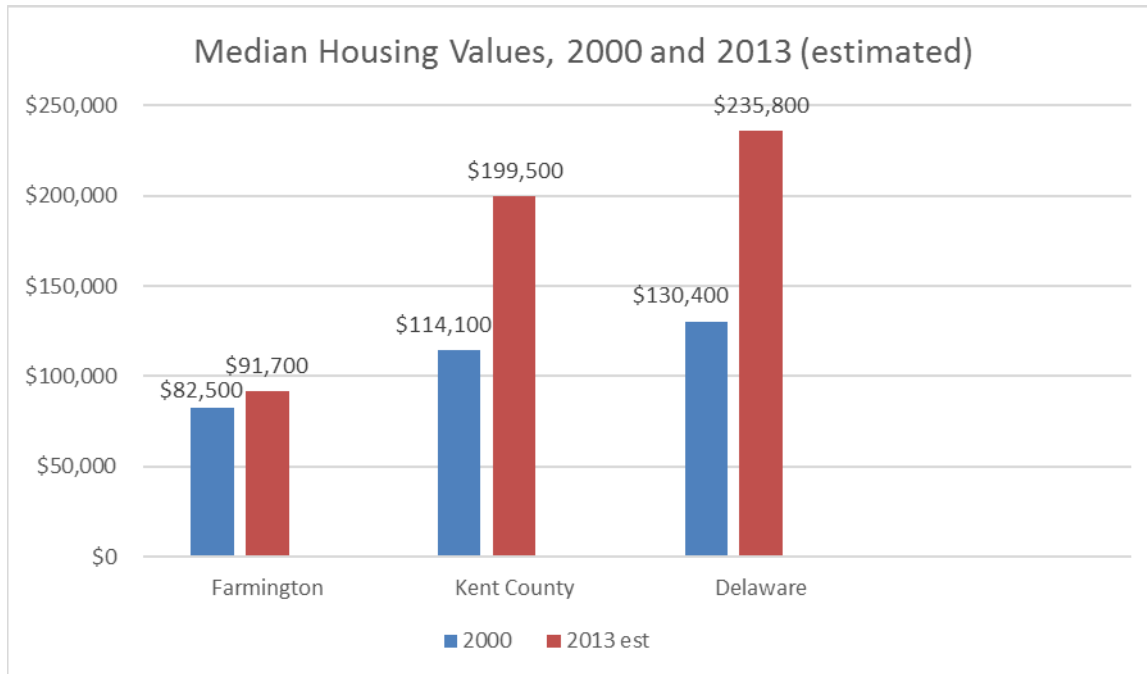
Age of Housing Stock

Farmington is a community that has retained many of its older structures. The American Community Survey 2009-2013 estimates that 11% of Farmington’s housing was built before 1949. The greatest number of homes were built in the 1970s (27%) and 1980s (21%). As with all ACS data, please note that these estimates have a high margin of error and may not accurately capture the actual age of structures in town.

Housing Value

Table 8 compares Farmington’s 2000 and 2010 median housing value with housing values in Kent County and the State of Delaware. With a value of owner-occupied housing units of \$82,500 in 2000 and \$91,700 in 2013, Farmington has a lower median housing value than found in Kent County (\$114,100 in 2000 and \$199,500 in 2013) and Delaware (\$130,400 in 2000 and \$235,800 in 2010).

Chart 3. Median Housing Values for Farmington, Kent County and Delaware, 2000 and 2013 Estimate

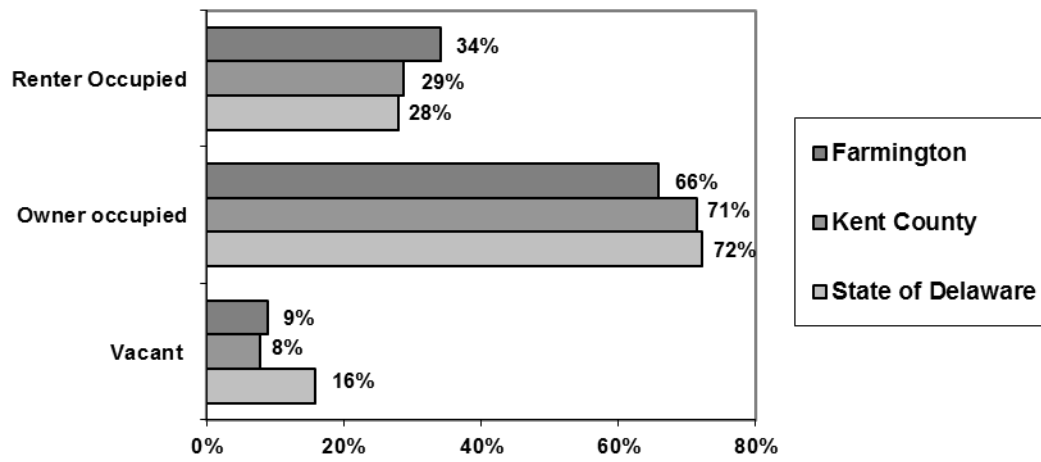


Source: 2000 US Census and 2009-2013 ACS

Ownership and Vacancy

Chart 4 compares the proportion of vacant units, owner-occupied units, and renter occupied units found in Farmington with those in Kent County and the State. As seen from the chart, Farmington has similar owners v. renters in housing than in Kent County and Delaware. However, Farmington posts a vacancy rate higher than Kent County but lower than the State.

Chart 4. Ownership and Vacancy Rates for Farmington, Kent County and Delaware, 2010



Source: 2010 Census SF-1

2-2g. Economic Profile

This section discussed selected economic information for Farmington, Kent County, and Delaware. Farmington’s estimated median income in 2013 was \$40,000, which is 38% less than the estimated median income in the County and 18% less than the estimated median income in the State. Census information also indicates Farmington has a similar percentage of households receiving social security, retirement, and public assistance than the County or State. Only 23% of households in Farmington receive social security income, while the number for the County and the State are 33% and 27%, respectively. The 2013 ACS does not have enough data available for Farmington to estimate the percent of residents receiving public assistance income, or the percentage of residents below the poverty level. Sixty two percent of households in Farmington have wage and salary income, however the mean is less than the mean wage and salary income in Kent County or the State.

Table 6. Selected Income Data for Farmington, Kent County and Delaware, 2013 Estimate

Item	Farmington	Kent County	State of Delaware
Median household income	\$40,000	\$55,149	\$47,381
% of households with wage and salary income	62%	77%	81%
Mean wage and salary income	\$51,756	\$65,151	\$59,142
% of households with social security income	23%	33%	27%
Mean social security income	\$16,450	\$17,977	\$11,997
% of households w/ retirement income	8%	26%	21%
Mean retirement income	\$(X)	\$23,029	\$17,871
% of households with public assistance income	(X)	3%	3%
Mean public assistance income	(X)	\$2,501	\$2,516
% of population below poverty level	(X)	13%	9%
% of seniors (65+) below poverty level	(X)	7%	8%

Source: 2009-2013 ACS 5 year estimates
 (X) - not enough data available to estimate

Of the 51 residents over the age of 16 estimated to be living in the town by the 2009 – 2013 ACS, about 50% of them were employed during the time the U.S. Census was conducted and about 6% of the residents over the age of 16 were unemployed at that time. The ACS estimates that roughly 50% of the residents 16 and over were not considered part of the labor force.

Table 7 shows that workers in Farmington take part in a number of occupations, the most prevalent of which is production, transportation, and material moving occupations (33%).

Table 7. Occupation of Workers 16 years and older, 2013 Estimate

Occupation	Number	Percentage
Management, business, science and arts occupations	7	41%
Service occupations	2	11%
Sales and office occupations	1	6%
Natural resources, construction and maintenance occupations	1	6%
Production, transportation, and material moving occupations	6	33%
Total	17	97%

Source: 2009 – 2013 ACS 5 year estimates
 Data to be used with caution. Contains high margin of error.

2-2h. Conclusion

The population and demographic information derived from the US Census and the American Community Survey is highly variable due to the extremely small population size in Farmington. However, when compared to similar data at the County and State level some interesting trends do emerge which serve to illustrate the nature of the town and its residents. The Census and ACS figures indicate that the town’s housing stock and population is increasing, and that the residents of the town are getting younger. Despite the fact that the population as a whole appears to have less educational attainment than the average resident of the County or State, Farmington residents appear to have a high level of employment and a median income than is lower than the average County resident. The trends

found in this data indicate that the town is increasing in population and housing stock and it is home to a hardworking and resourceful population of home owners that care about their community.

2-3. Future Land Use

The Town of Farmington contains a diverse variety of land uses as described in Section 1-3. While the majority of land uses in the town are residential or agricultural, there are a number of commercial, industrial, and institutional uses in the town. The future land uses for the Town are shown on Map 6. The following is a description of each land use category, and the policies that will guide the town when implementing land use regulations and future development proposals in each area.

2-3a Residential Land Uses

The majority of the town is designated for future residential land uses. This generally includes all lands that were found to contain existing single family homes or mobile homes, and lands that are currently in agricultural production. It is the intent of the town that these areas will either remain as single family homes or mobile homes, or be developed from agricultural use into housing that is consistent with the character of the town. Here are some general policies that will guide residential land uses in Farmington:

- The preservation and rehabilitation of existing homes in Farmington is encouraged.
- Manufactured homes are acceptable in town to meet the need for affordable dwellings, but they should be designed and placed in a way that resembles a single family home. Land use regulations will specify that manufactured homes must be installed on foundations. The Town Council may consider waivers in cases of financial need.

2-3b Commercial Land Uses

The commercial land uses in Farmington are scattered throughout the town. They are generally located along Main Street and along Route 13. The future land use plan proposes commercial land uses in the rear lots (which are currently in town) associated with the properties fronting Route 13. The front portions of these properties are already zoned commercially in the County. Some commercial uses may also be located within the “Main Street” district, described below in Section 2-3d. The intent of the town is to allow and encourage general commercial businesses that are consistent with the nature of a small town. Here are some general policies that will guide commercial land uses in Farmington:

- Existing commercial uses will be allowed to continue to operate.
- The annexation, consolidation and redevelopment of properties along Route 13 will be encouraged.
- While no large scale, regional retail uses are expected, it is desirable to promote retail, service, and office uses which provide needed goods and services and jobs to the town.

2-3c *Light Industrial Land Uses*

There are two existing light industrial land uses in town. These businesses are in close proximity to residential homes and other land uses. These uses include a metal fabrication business and an auto salvage facility. These uses involve light manufacturing, dismantling, processing, and storage of previously prepared materials, finished products and used automobiles. For the purposes of this plan it is the intention of the town to allow these uses to continue. Any expansion or new light industrial use must be of a similar type and scale, and will not include any “heavy manufacturing” or other potentially dangerous or offensive land use. Any new or expanded light industrial use must demonstrate that it is compatible with neighboring land uses. The land use regulations will further define and regulate the uses allowable under the Light Industrial land use category.

2-3d *Institutional Land Uses*

There are a number of institutional uses in town. It is the intent of the town to encourage their continued operation and role in the community by designating them for future institutional use. These uses include the rear portion of the Farmington Fire Hall, a church, and the former school which is owned by the town and used as a town hall. There are other institutional uses located in the “Main Street” district, described below in section 2-3e. Here are some general policies that will guide institutional land uses in Farmington:

- The existing institutional uses will be encouraged to continue their roles in the community, and be allowed to grow and expand in a reasonable fashion that is consistent with the character of Farmington.
- New institutional uses may be considered in the “Main Street” district, or elsewhere in the town perhaps regulated as conditional uses in future land use regulations adopted by the town.

2-3e *Main Street Land Uses*

Main Street in Farmington is currently a mixture of many different land uses, which is the typical land use pattern for a small town. There are many residential land uses, but in addition there are churches, small commercial businesses, an industrial metal shop and associated storage, and of course the Farmington Fire Hall. It is the desire of Farmington to promote this mixture of uses by designating the properties fronting along Main Street as the “Main Street” district. Within this district a diverse range of land uses is expected and encouraged. In addition, it is expected that the number and types of non-residential land uses will change over time. Residential, commercial, and institutional land uses are all acceptable as long as they are compatible with the scale and character of the town and do not negatively impact the near-by residential areas. Here are some general policies that will guide the Main Street district uses:

- The existing land uses along Main Street are expected to remain and will be encouraged to revitalize their buildings and improve their businesses in a way that is consistent with the character of the town.

- The town may consider other non-residential uses in the Main Street district on a case-by-case basis. Non-residential uses should only be permitted when the town determines that they are consistent with the character of the town and will not have a negative impact on near-by residential neighborhoods. The process for considering future non-residential uses should be addressed in future land use regulations.

2-3e “Cottage Industries”

The residents of Farmington are resourceful and hardworking people. Many residents operate small businesses out of their homes or properties in town, and it is the intent of the town to allow and encourage this practice throughout Farmington. Farmington calls these uses “cottage industries,” and they generally refer to small scale businesses that are conducted by the residents or owners of a property. These uses are not mapped, but in fact exist and could exist throughout the town. Here are some general polices that will guide cottage industries in Farmington:

- Cottage industries are encouraged to promote entrepreneurship and self-sufficiency among residents of Farmington.
- Cottage industries should be regulated by the future land use regulations in Farmington, perhaps as a “conditional use” allowed in all zones.
- When the town is developing the future land use regulations they should define some parameters that will guide the establishment and operation of cottage industries. The goals of these parameters will be to ensure that cottage industries are compatible with their neighbors but still have the flexibility to operate and flourish economically.

2-3f Recommendations, Future Land Use

1. Follow the Land Use Policies in Section 2-3. The Town should follow the land use policies when listed in this section when considering any land development application, and when developing the land use regulations.

2. Follow the recommended land uses shown on Map 7. Map 7, Future Land Use, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-3) and Map 7 should be used in conjunction with one another when making any land use determinations.

2-4 Growth and Annexation

2-4a Growth inside Farmington

There is currently about 22.3 +/- acres of land that is vacant or in agricultural use inside the town boundaries of Farmington. While this does not seem like a large amount of land, for a town the size of Farmington it represents a significant opportunity for future growth. There are also a number of properties in town (mostly single family homes) that are vacant and could be redeveloped or replaced with newer structures. The Town of Farmington will consider the development of these lands consistent

with the Future Land Use Plan described in Section 2-3, and within the constraints of the utility infrastructure described below in Section 2-5.

2-4b Annexation

The Town of Farmington recognizes that one of the primary limitations to future growth either inside or outside of the town is limited sewer capacity (which is described below in Section 2-5). The goals of Farmington's annexation plan is to annex parcels that are split by the town boundaries, to annex a consistent set of parcels along Route 13 to allow for future commercial use, and to annex a few properties on the western edge of town that are already considered part of the community. The town's annexation area is shown on the map titled Growth and Annexation Areas in the map appendix. Because of the limitations in sewer capacity, the annexation area was developed based largely upon parcels that already have and are using sewer services from Harrington. Thus, the annexation plan will have a minimal impact on the scarce sewer resources and the ability of property owners inside the town to petition Harrington for sewer service when and if they choose to develop their properties. The following is a description of the three primary annexation areas:

- **Route 13 Frontage:** The properties along Route 13 are currently zoned commercial (BN) by Kent County. Many of the properties are also split by the town boundary, or were clearly one larger parcel that is now two parcels in common ownership and use. This annexation plan intends to bring these properties in town and allow their conversion and use as commercial properties in accordance with the Future Land Use Plan described in Section 2-3. The one exception is the existing Farmington Fire Hall, which is intended to remain in institutional use.
- **Town Hall:** The town owns the former school property, which is used as the Town Hall. The majority of the parcel, including the school building, is located outside of the town boundaries. The annexation plan proposes the annexation of the remainder of the parcel, as well as portions of three other residential parcels on School Street that are split by the town boundaries.
- **Southern Residential:** The parcel adjacent to the school is proposed for annexation for a future residential use. The frontage of the parcel is currently in Farmington, but the larger portion of the parcel is in Kent County.
- **Western Residences:** There are several residences that are located on the western side of town in the vicinity of Flatiron Road. These residences are connected to Harrington's sewer service, and have traditionally been a part of the community. The annexation plan proposes the annexation of these parcels.

In order to proceed with annexation the town should have appropriate land use regulations in place. In addition, the town must follow the procedures outlined in the Charter, and properly evaluate the impact of the annexation on town revenues and operations before agreeing to the annexation. Due to the fact that the town currently provides few services and that these parcels are considered generally to be part of the town now, it is assumed that there will not be many negative impacts associated with these annexations.

2-4c Recommendations, Growth and Annexation

1. Follow the Annexation Policies in Section 2-4. The Town should follow the annexation policies when listed in this section when considering any annexation request.

2. Follow the recommended land uses shown on the Growth and Annexation Areas Map, The Growth and Annexation Areas Map, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-4) and Map 8 should be used in conjunction with one another when considering any annexation request.

2-5. Public Utilities and Services

2-5a. Water System

There is no public water system in the town. Water supply in the town is currently provided by individual wells located on each property. Well permits and water allocations are under the jurisdiction of The Delaware Department of Natural Resources and Environmental Control (DNREC). DNREC has noted that the water resources in the area are adequate to support a public water system for a population of 150, which would represent approximately doubling the Town's current population.

During the public participation process and community meetings, the need for a public water system was discussed but it was not one of the top issues. However, those who answered a question about the need for public water all considered it an important or extremely important issue for the town to address in the future.

2.5b Wastewater Treatment System

The Town of Farmington and surrounding areas are served with sewer service by the City of Harrington. A force main connects the town to the City of Harrington's wastewater transmission system.

Wastewater is collected from Farmington and transmitted to Harrington's transmission system where it is transmitted to the Kent County Treatment Plant in Frederica, Delaware for treatment.

There is limited capacity in the sewer line that connects Farmington to Harrington. The system has a total capacity of 120 equivalent dwelling units (EDUs). Currently there are 81 active connections, 3 additional connections are not currently using the system, but are paying a base fee to remain connected to the system, 2 connections have prepaid impact fees, and 3 residents pay to reserve connections for the future. This is a total of 89 allocated EDUs. The inactive connections are guaranteed service as long as the property owners continue to pay the required \$50 fee to keep the connection active. There are only 31 EDUs remaining for future development in the Farmington area.

The primary limitation in the transmission line is the pumping station, which may be upgraded at a developer's expense to service more than 120 units. The limited treatment capacity that existed in 2004 is no longer an issue because in 2012, the City of Harrington connected to Kent County for treatment of wastewater. Future development will be subject to paying City of Harrington and Kent County impact fees.

It is suggested that when 10 EDUs remain or when commercial development occurs within the Town, that the Town of Farmington contact the City of Harrington to begin negotiations for additional capacity. Any additional service would need to be approved by the City of Harrington.

2-5c Solid-Waste Disposal

Refuse collection services are the responsibility of each individual property owner. Residents and businesses in Farmington arrange collection through one of several private companies operating in the area. The Delaware Solid Waste Authority (DSWA) operates a ‘Recycle Delaware’ Center on Sussex School Street in Farmington. DSWA also operates a collection-and-transfer station in Bridgeville, Delaware.

2-5d Stormwater Management

Stormwater management is an issue for many towns, especially historic towns like Farmington that may not have a well defined stormwater management infrastructure. As more impervious surfaces are added to the landscape, the runoff from storms can increase and cause problems. Currently, there are few stormwater management facilities within the town, and the town is not responsible for the maintenance of any of these facilities. Additional development should include measures to address stormwater management, and the town should be cautious in assuming the responsibility for maintaining these facilities. All new development must meet Kent County Conservation District standards for stormwater management. No new development projects (such as new subdivisions on vacant land) should be approved without the approval of the Kent Conservation District.

2-5e Plan Recommendations, Public Utilities and Services

1. Evaluate the need for a public water system. In the future, the town should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working well. Should any of these conditions change, the town could undertake a study to determine how best to address the needs for a public water system.

2. Develop a formal relationship with the City of Harrington regarding sewer service. It is recommended that the leadership of the Town of Farmington contact leadership from the City of Harrington to enter into a dialogue about the provision of sewer service to the Farmington area. At a minimum the results of this dialogue could be a Memorandum of Understanding that describes the policy for providing and extending sewer service to properties in and around Farmington.

3. Promote the requirement of sewer service for new developments in town through land development regulations. It is desirable for properties inside the town to have access to sewer service. It should be the *policy* of Farmington to only promote new construction if it will be connected to central sewer service. To the extent that it is legally practical it is suggested that new development should be strongly encouraged or required to be constructed with access to sanitary sewer. It is recommended that any land development regulations developed by Farmington require that new developments connect to sewer if it is available, or have the larger lot sizes necessary to support septic and well construction.

4. Limit annexations, especially when annexing may deplete the remaining capacity of the sewer connection to Harrington. It is not recommended that the Town of Farmington annex any large parcels that may petition Harrington for sewer capacity. One such development of as few as 45 homes could potentially use all remaining capacity in the sewer line. The annexation plan described in Section 2-4 minimizes this effect by proposing a limited annexation area that is largely already served with sewer.

2-6 Community Services and Facilities

2-6a Police

Police services are provided to Farmington when needed through the Delaware State Police. The State Police provides 24-hour a day services for the town from the State Police Troop Headquarters office located on Route 13 in north Dover and from Troop 3 located near Camden. The town does not contract with the state police for additional patrol services beyond emergency response.

2-6b Fire Service

The Farmington Volunteer Fire Company provides both fire protection and emergency medical service for the residents of Farmington. This is one of the 18 volunteer fire companies operating in Kent County and although each has its own district they all provide mutual assistance when needed. The Farmington Volunteer Fire Company consists of 50 members of which 35 are active volunteer firefighters. Currently the fire company operates four fire engines, one tanker, one rescue truck, one brush truck, one emergency medical vehicle, and a light unit. The company also has an antique fire engine for display and parades.

2-6c Emergency Medical Services

The Kent County Emergency Medical Service provides emergency medical services to the town. There are three paramedic stations in Kent County located in Dover, Smyrna, and Harrington. In addition, the Farmington Volunteer Fire Company provides basic care for minor emergencies, but does not transport patients.

2-6d Education and Library Facilities

The Town of Farmington is technically located in the Woodbridge School District. The Woodbridge School District operates three schools – one elementary, one middle, and one high school. Woodbridge Elementary School is in Greenwood, while the others are further south in Bridgeville. Both Greenwood and Bridgeville are in Sussex County.

Some Farmington students choose to attend middle and high school in the Lake Forest School District, which has four elementary schools, one middle school, and one high school. Chipman Middle School and Lake Forest South Elementary School are both centered in Harrington, within easy reach of Farmington students. The Lake Forest High School is located east of Felton and Harrington.

The Kent County library system offers free services to the residents of Farmington. The most convenient branch locations are the Harrington Public Library, Greenwood Public Library, and Dover Public Library. The county library system also funds a bookmobile that regularly visits various parts of the county, but at this point does not visit Farmington.

2-6e Senior Services

No senior services are available in Farmington; however, there are resources for seniors outside of the town. The Harrington Senior Center, Inc is one such resource. In addition, Sussex County operates the Greenwood Cheer Center, located on northbound Route 13.

2-6f Health Care

There are no health care facilities located within Farmington. The Bay Health Medical Centers in Milford and Dover provide health care to Farmington residents.

2-6g Postal Service

Farmington no longer has a post office in town, and in fact, half the town gets their mail from Harrington, the other half from Greenwood. The postal code for Farmington is 19950.

2-6h Parks and Recreation

There are no developed parks within the town, although there is a large open space adjacent to the old Farmington School House, which now serves as their Town Hall. There is potential for developing this space into a more appealing park than in its present state. The development of a park at this town owned site could coincide with the rehabilitation of the town hall to serve a broader range of community purposes.

2-6i Plan Recommendations, Community Services and Facilities

1. Evaluate the need for a town park. During the public participation exercises and the community meetings the desirability of a town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. The town should evaluate the need for and investigate the funding of such a facility in the future, as resources become available. The town owned school site appears to be an ideal location for such a facility.

2-7 Transportation

2-7a Regional Transportation

The main routes that serve the town are under the jurisdiction of the State, through the Delaware Department of Transportation. Route 13 is the primary arterial road that connects the town to the rest of the state. The other main roads in the town, including Main Street, Flatiron Road, and School Lane, are all maintained by the State as well.

Route 13 is in the Corridor Capacity Preservation Program. The Corridor Capacity Preservation Program was established in 1996 under Title 17, Section 145 of the Delaware Code to preserve selected existing transportation facilities. The limits of the Program on US 13 are DE 10 south of Dover to the Maryland State line, including the portion of US 13 adjacent and within the Town of Farmington.

The Program has five primary goals:

- Maintain an existing road's ability to handle traffic safely and efficiently.
- Coordinate the transportation impacts of increased economic growth.
- Preserve the ability to make future transportation-related improvements.
- Minimize the need to build an entirely new road on new alignment.
- Sort local and through traffic.

Any future development or redevelopment along Route 13 in Farmington will have to be designed and managed in a way that is consistent with this program. Entrance permits or other access to the regional road network will be evaluated based on the goals of this program. DelDOT has in the past encouraged service roads, alternative access, and in some cases has purchased development rights in order to achieve the goals of this program while allowing economic growth to occur along these corridors.

2-7b Local Roads

The Town of Farmington maintains a small number of town streets. These streets generally provide access to individual properties rather than serve regional traffic needs. The town streets include Broad Street, N. Railroad Avenue and an unnamed street. N. Railroad Avenue and the unnamed street connecting Main Street to School Street are currently unpaved. The unnamed street has a particularly uneven surface of dirt and stone.

Farmington uses mainly Municipal Street Aid Funds provided by the state to maintain the streets in the town. Snow removal and other maintenance activities are contracted for by the town as needed.

2-7c Transit

There are no regular state-operated DART bus routes passing through the town. As in all of Delaware, paratransit service is available through DART by reservation to eligible elderly and disabled residents.

2-7d Railroad

A rail line owned and maintained by the Norfolk Southern Corporation runs through the town. Several trains per day haul freight through the town. Although the railroad has played a major role in Farmington's history, there is currently no station or other rail facilities in the town.

2-7e Traffic and Parking Issues

There were two issues regarding transportation which were often mentioned during the public participation sessions, and were noted in the community questionnaire: traffic along Main Street and parking.

There is a distinct feeling among residents that people travel too fast on Main Street. Since the town is too small for a police department there is little that can be done in regards to enforcement of the speed limit.

The concern of speeding may be somewhat related to the parking situation in the town. Currently there is no marked on-street parking in Farmington. Regardless of this fact, it is common practice for residents and businesses along Main Street to park along the street. In some cases they impede the flow of traffic.

There are several potential solutions to these issues. Farmington could pursue an enforcement route by hiring off duty State Police officers to enforce speeding and parking regulations on Main Street. The town could also pursue a design solution by evaluating methods of providing defined on-street parking spaces and possible “traffic calming” measures to slow traffic. DelDOT may be able to assist the town with the design solutions. DelDOT’s Transportation Enhancement (TE) Program is a potential source of funding for road design improvements on Main Street.

- The town has put up flashing speed signs to notify the motorist of their speed to hopefully slow them down. They are located when entering the town from US13 and Andrews Road.
- They have also posted no parking signs along the road.

2-7f Recommendations, Transportation

1. Work with DelDOT in implementing the Corridor Capacity Preservation Program

DelDOT utilizes a number of strategies to achieve the goals of the Corridor Capacity Preservation Program. These methods include the purchase of development rights, limiting the access to highways, and reviewing subdivision and rezoning requests. Farmington should coordinate its planning efforts with DelDOT to support those efforts while also enabling the development or redevelopment of the commercial uses along Route 13.

2. Evaluate solutions to the traffic and parking issues on Main Street. The town should evaluate both enforcement and design based solutions to speeding and parking issues along Main Street.

2-8. Community Character and Design

2-8a Context

The town of Farmington is arranged around the rail line that runs north-to-south, and Main Street that runs east-to-west. The town is located west of route 13. To the north of Farmington is Harrington, to the south Greenwood, and to the east is Milford. Farmington is very typical of the many “railroad” towns in the western parts of Kent and Sussex Counties that grew in association with the rail line in the late 1800s. Farmington has a further distinction as being the smallest of Delaware’s small towns, with a population of only 75 persons in the year 2000. The town truly has a small town atmosphere that the residents value.

2-8b Land Use and Design

The predominant land use within the town is open space and agricultural. The town is also surrounded by largely agricultural and open space uses. The rural character of the town is one of its defining features. The remainder of the land use in the town is residential. The majority of the houses in the town are of the single-family, detached variety. There are also a number of mobile homes throughout the town. Like most historic homes, they are typically on smaller lots than modern homes. Most homes and buildings along Main, School, and Broad Streets have small setbacks from the street, which is another characteristic of historic houses and buildings.

The town values the historic character of Farmington, and has identified this as a desirable asset for the town. Many people commented during the public participation sessions that the older buildings are often what drew them to Farmington, and may be a key to the town's future revitalization. There are currently no formal historic districts in Farmington. The State Historic Preservation Office has indicated that there is an eligible historic district determined within the town. The Tharp House, which is located just outside the town on Route 13, is individually listed on the National Register of Historic Places.

Farmington has a lot of land left within the town that could be developed. It also has no zoning code currently in place. Those two features leave the town somewhat vulnerable. A single development could greatly alter the character of the town. Therefore it is important to develop some land use regulations that permit new development, but encourage it to fit in the character of this unique small town.

2-8c Recommendations, Community Character

1. Preserve the town's historic character. Farmington should protect its historic character by maintaining the current historic structures within the town. In addition, the town should encourage any new construction to be consistent with the historic style of the current homes. This could be accomplished through the adoption of architectural guidelines and/or standards. There are County and State historic preservation tax credits available to property owners who preserve their properties. Interested property owners should contact the State Historic Preservation Office for more details.

2. Encourage new subdivisions to fit in with the town. New subdivisions should be designed to fit in with the town. This can be accomplished by connecting new streets to the existing town street system, and arranging lots and setbacks to be consistent with existing homes in town. The town can write land use regulations that permit and encourage these techniques.

3. Explore Agricultural Preservation Options. Part of what makes Farmington unique is its rural context, and surrounding farmlands. The Delaware Agriculture Lands Preservation Program protects thousands of acres of farmland each year. There are other programs through the County and private conservation organizations that have the same goals. Farmington should start a dialogue with citizens, local farmers, and the Department of Agriculture to determine what role farmland protection can play in the town's development, and the development in adjacent areas of the County.

2-9 Redevelopment

2-9a Redevelopment Potential

Although the majority of houses in Farmington are well maintained, there are some residential properties in the town that are in poor condition and in need of repair and maintenance. For the benefit of all of the town's residents, steps should be taken to redevelop these blighted properties. There redevelopment will improve the aesthetic appeal of the town, and has the potential to improve property values throughout Farmington. The town needs to remain cognizant of property maintenance issues because historic homes, which make up most of the housing stock in Farmington, often have more maintenance issues than newer homes.

- Homes have been torn down and/or renovated.
- Some homes are still in need of renovation.

2-9b Recommendations, Redevelopment

1. Code Enforcement. The town should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Farmington's size it is unlikely that a full time enforcement officer is needed or could be funded by the town. Farmington should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.

2. Assist homeowners with maintenance and repair. Some homeowners may lack the expertise or resources needed to properly maintain their homes. The following list includes ideas for how the town could become proactive in assisting residents with repair and maintenance issues for older homes:

- Start a library of information on the repair and upkeep of older home.
- Keep a list of reliable registered contractors that citizens may use for home improvement.
- Explore the feasibility of publishing and distributing a brochure to all homeowners explaining the Ordinance requirements for maintenance and listing resources for help
- Develop a mechanism to publicly recognize well-maintained and newly fixed-up properties.
- Promote and publicize existing state and county resources for repair and redevelopment of housing. Most of these programs are intended to either preserve historic housing or assist low to moderate income citizens.

3. Take steps to redevelop vacant properties. The town government could make it a priority to redevelop the few vacant properties that are in the worst condition. These steps might include working with absentee property owners on code enforcement, acquiring the properties through condemnation and repairing or demolishing them, or actively seeking new owners who would want to repair or replace the structures. Due to Farmington's small size it will certainly be necessary to solicit assistance from other groups. Potential partners in this sort of effort include the Community Development Block Grant program administered by the County, realtors and developers interested in historic preservation, or non-profit housing groups.

Chapter 3 Implementation

3-1. Summary of Recommendations and Actions

3-1a Actions to be considered at all times

Section 2-3, Recommendation 1. Follow the Land Use Policies in Section 2-3. The Town should follow the land use policies when listed in this section when considering any land development application, and when developing the land use regulations.

Section 2-3, Recommendation 2. Follow the recommended land uses shown on Map 7. Map 7, Future Land Use, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-3) and Map 7 should be used in conjunction with one another when making any land use determinations.

Section 2-4, Recommendation 1. Follow the Annexation Policies in Section 2-4. The Town should follow the annexation policies when listed in this section when considering any annexation request.

Section 2-4, Recommendation 2. Follow the recommended land uses shown on Map 8. Map 8, Growth and Annexation, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-4) and Map 8 should be used in conjunction with one another when considering any annexation request.

Section 2-5, Recommendation 3. Promote the requirement of sewer service for new developments in town through land development regulations. It is desirable for properties inside the town to have access to sewer service. It should be the *policy* of Farmington to only promote new construction if it will be connected to central sewer service. To the extent that it is legally practical it is suggested that new development should be strongly encouraged or required to be constructed with access to sanitary sewer. It is recommended that any land development regulations developed by Farmington require that new developments connect to sewer if it is available, or have the larger lot sizes necessary to support septic and well construction.

Section 2-5, Recommendation 4. Limit annexations, especially when annexing may deplete the remaining capacity of the sewer connection to Harrington. It is not recommended that the Town of Farmington annex any large parcels that may petition Harrington for sewer capacity. One such development of as few as 45 homes could potentially use all remaining capacity in the sewer line. The annexation plan described in Section 2-4 minimizes this effect by proposing a limited annexation area that is largely already served with sewer.

Section 2-7, Recommendation 2. Work with DelDOT in implementing the Corridor Capacity Preservation Program

DelDOT utilizes a number of strategies to achieve the goals of the Corridor Capacity Preservation Program. These methods include the purchase of development rights, limiting the access to highways, and reviewing subdivision and rezoning requests. Farmington should coordinate its planning efforts with DelDOT to support those efforts while also enabling the development or redevelopment of the commercial uses along Route 13.

Section 2-8, Recommendation 1. Preserve the town’s historic character. Farmington should protect its historic character by maintaining the current historic structures within the town. In addition, the town should encourage any new construction to be consistent with the historic style of the current homes. This could be accomplished through the adoption of architectural guidelines and/or standards.

Section 2-8, Recommendation 2. Encourage new subdivisions to fit in with the town. New subdivisions should be designed to fit in with the town. This can be accomplished by connecting new streets to the existing town street system, and arranging lots and setbacks to be consistent with existing homes in town. The town can write land use regulations that permit and encourage these techniques.

3-1b Short Term Actions (within 18 months)

Section 2-1, Recommendation 1. Plan Adoption. It is recommended that the town adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Farmington, and as the basis for zoning and land use regulations in the town.

Section 2-1, Recommendation 2. Develop Land Use Regulations. In order for the town to have some say in how land is developed and used, it is recommended that the town develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to State law.

Section 2-1, Recommendation 3. Develop the capacity to administer Land Use Regulations. When developing the land use regulations for the Town, Farmington should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that the Town evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

Section 2-1, Recommendation 4. Evaluate governance capabilities. Currently, Farmington does not have any town staff. It important that the town periodically evaluate the need for any employees or additional contractual services to carry out the town’s planning objectives and to continue to provide adequate levels of services for residents

3-1c Intermediate Term Actions (18 months to 5 years)

Section 2-5, Recommendation 1. Evaluate the need for a public water system. In the future, the town should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working well. Should any of these conditions change, the town could undertake a study to determine how best to address the needs for a public water system.

Section 2-5, Recommendation 2. Develop a formal relationship with the City of Harrington regarding sewer service. It is recommended that the leadership of the Town of Farmington contact leadership from the City of Harrington to enter into a dialogue about the provision of sewer service to the Farmington area. At a minimum the results of this dialogue could be a Memorandum of

Understanding that describes the policy for providing and extending sewer service to properties in and around Farmington.

Section 2-7, Recommendation 3. Evaluate solutions to the traffic and parking issues on Main Street. The town should evaluate both enforcement and design based solutions to speeding and parking issues along Main Street.

Section 2-9, Recommendation 1. Code Enforcement. The town should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Farmington’s size it is unlikely that a full time enforcement officer is needed or could be funded by the town. Farmington should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.

Section 2-9, Recommendation 2. Assist homeowners with maintenance and repair. Some homeowners may lack the expertise or resources needed to properly maintain their homes. The following list includes ideas for how the town could become proactive in assisting residents with repair and maintenance issues for older homes:

- Start a library of information on the repair and upkeep of older home.
- Keep a list of reliable registered contractors that citizens may use for home improvement.
- Explore the feasibility of publishing and distributing a brochure to all homeowners explaining the Ordinance requirements for maintenance and listing resources for help
- Develop a mechanism to publicly recognize well-maintained and newly fixed-up properties.
- Promote and publicize existing state and county resources for repair and redevelopment of housing. Most of these programs are intended to either preserve historic housing or assist low to moderate income citizens.

Section 2-9, Recommendation 3. Take steps to redevelop vacant properties. The town government could make it a priority to redevelop the few vacant properties that are in the worst condition. These steps might include working with absentee property owners on code enforcement, acquiring the properties through condemnation and repairing or demolishing them, or actively seeking new owners who would want to repair or replace the structures. Due to Farmington’s small size it will certainly be necessary to solicit assistance from other groups. Potential partners in this sort of effort include the Community Development Block Grant program administered by the County, realtors and developers interested in historic preservation, or non-profit housing groups.

3-1d Long Term Actions (5 years or more)

Section 2-6, Recommendation 1. Evaluate the need for a town park. During the public participation exercises and the community meetings the desirability of a town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. The town should evaluate the need for and investigate the funding of such a facility in the future, as resources become available. The town owned school site appears to be an ideal location for such a facility.

Section 2-8, Recommendation 3. Explore Agricultural Preservation Options. Part of what makes Farmington unique is its rural context, and surrounding farmlands. The Delaware Agriculture Lands

Preservation Program protects thousands of acres of farmland each year. There are other programs through the County and private conservation organizations that have the same goals. Farmington should start a dialogue with citizens, local farmers, and the Department of Agriculture to determine what role farmland protection can play in the town's development, and the development in adjacent areas of the County.

3-2. Intergovernmental Coordination

3-2a Intergovernmental Coordination Strategy

Land-development activities occurring within Farmington and on the lands within Kent County's jurisdiction surrounding the town will affect the quality of life of all of the people living and working in this regional area. Therefore, it would be of great benefit to both the town and the county to develop a cooperative and open relationship. The town should contact Kent County and initiate discussions on matters for which the town may be interested in receiving assistance from Kent County, such as planning or administrative matters. Likewise, the county may find this enhanced relationship can help keep it informed of matters it may not be aware of occurring within the town.

Additionally, the town should maintain a good dialogue with the Delaware Office of State Planning Coordination (OSPC) and the professional planner the OSPC has designated as the Kent County Circuit Rider Planner. The Circuit Rider can help the town with a variety of issues, including assisting the town in updating its zoning ordinance, providing assistance with identifying the appropriate contact persons within state or county departments, identifying funding for programs developed to assist the municipalities in Delaware, and providing direction on alternatives to locating data and information the town may need in its efforts to apply for loans and grants.

Finally, the town should continue to maintain its relationship with the Town of Harrington. The town currently plays an important role with the town, treating wastewater and directly billing the customers. In the future, the towns may find there are other services available from Harrington or matters in which each municipality can provide mutual assistance (e.g., public safety). A formal Memorandum of Agreement between Farmington and Kent County, and between Farmington and Harrington to mutually support one another is encouraged by this Plan.

3-2b Intergovernmental Comments and Response

Through the public review and comment period a copy of this plan was sent to the State of Delaware for review through the Preliminary Land Use Service (PLUS) as required by State law. Copies of this plan were also sent to the City of Harrington and the Kent County Department of Planning Services for their review and comment. Representatives from all of these agencies were also invited to the public hearings when the plan was discussed prior to adoption. The following is a summary of the comments received from each of these governmental entities, and Farmington's response to them:

1. Comments from the State of Delaware:

Comments were received from the State of Delaware and its agencies through the PLUS review process. The PLUS meeting was held on October 28, 2015. The PLUS letter was received on November 30, 2015, and is attached as an appendix. A summary of comments and responses is below.

Certification Issue: The municipality must demonstrate intergovernmental coordination with the State, County and other municipalities through the plan preparation process. In Farmington’s case, the Town has demonstrated coordination with the State through the Pre-PLUS and PLUS review processes, and with the City of Harrington through continued collaboration on the wastewater element of the plan. However, the Town must provide documentation that Kent County has been given an opportunity to review and comment on the plan, and indicate any changes to the plan that were made based upon this communication.

Response: The Town contacted Kent County Planning and received an email in response from Sarah Kiefer, AICP, Kent County Director of Planning Services. She provided the correct spelling of one of the Commissioners names and offered the County’s assistance with codes and ordinances. The name was corrected on the acknowledgements page.

The PLUS letter contained many other recommendations to improve our comprehensive plan. Additional recommendations were received that would enhance ordinances and regulations in the Town.

Response: The Town would like to thank all of the agencies for their comments. At this time the Town lacks the resources to make any other changes to the comprehensive plan. Our primary goal is to get the plan adopted. We will consider all of these recommendations in future years as we work towards implementing our plan.

2. Comments from Kent County:

An email was received from Sarah Kiefer, AICP on December 14, 2015. The email contained one correction and a comment.

The correction that Commissioner Buckson’s name is spelled wrong on the acknowledgements page.

Response: The spelling of Commissioner Buckson’s name has been corrected.

The statement is that Kent County is happy to discuss the Town with implementation of land development regulations.

Response: Thank you for the offer. The Town will be in touch to discuss as we work towards implementing the plan.

3. Comments from the City of Harrington:

The City of Harrington worked directly with the Town to develop the wastewater element and map contained within this plan. No additional comments were received.

Appendix A - Municipal Development Strategy Checklist Summary

The Town of Farmington’s population is 110 as reported by the 2010 Census. This plan is a “Municipal Development Strategy” as defined by Title 22, § 702 of the Delaware Code.

Comprehensive Plan Requirements for ALL Communities	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Position on Population Growth	Section 2-2b, Page 13. See also Section 2-2 in general.
Position on Housing Growth	Section 2-2b, Page 13. See also Section 2-2 in general.
Position on Expansion of Boundaries	Section 2-4b, Pages 22-23
Position on Development of Adjacent Areas	Section 1-3b, Page 7
Position on Redevelopment Potential	Section 2-9, Page 30. See also Section 1-5a, Page 8.
Position on Community Character	Section 2-8, Pages 28 – 29
Position on the General Use of Land	Section 2-3, Pages 19 – 21
Position on Critical Community Development Issues	Section 2-9, Page 30. Also see Section 1-5a, Page 8 and Section 2-5, Pages 23-25
Position on Key Infrastructure Issues	Section 2-5, Pages 23-25
Demonstrate coordination with State, County and other Municipalities	Section 3-2, Pages 34 – 35

Appendix B - Maps

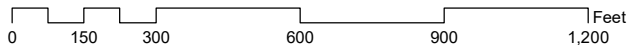
- Map 1. Aerial View of Town of Farmington
- Map 2. Transportation Network, Farmington, Delaware
- Map 3. State Investment Strategies for Policies and Spending (Farmington Area)
- Map 4. Existing Land Use, Farmington, Delaware
- Map 5. Environmental Features
- Map 6. Future Land Use, Farmington, Delaware
- Map 7. Growth and Annexation Areas, Farmington, Delaware
- Map 8. Harrington / Farmington Out of Town Water and Sewer Service



-  Town of Farmington
-  Major Roads
-  Centerline Roads
-  Railroads
-  Railroad Crossings

Aerial View Farmington, Delaware

January 2016

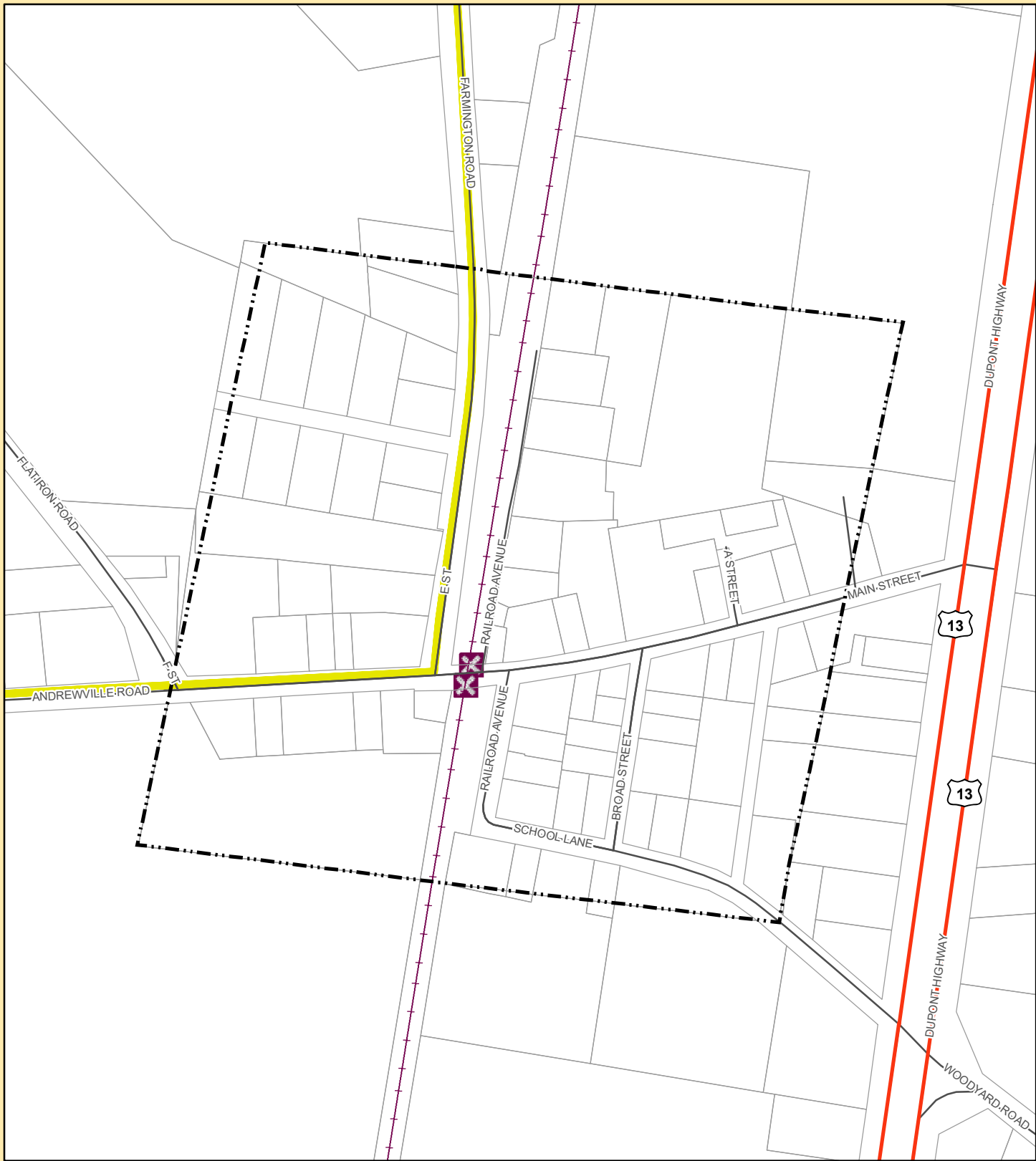









Sources:
Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 01/16.
Road and Rail Network - Delaware Department of Transportation, FirstMap 01/16.
Orthophotography - DEMAC, 2013.

Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.



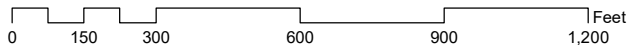
**UNIVERSITY OF
DELAWARE**
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-  Town of Farmington
-  Connector Bike Routes
-  Parcel Boundaries
-  Major Roads
-  Centerline Roads
-  Railroads
-  Railroad Crossings

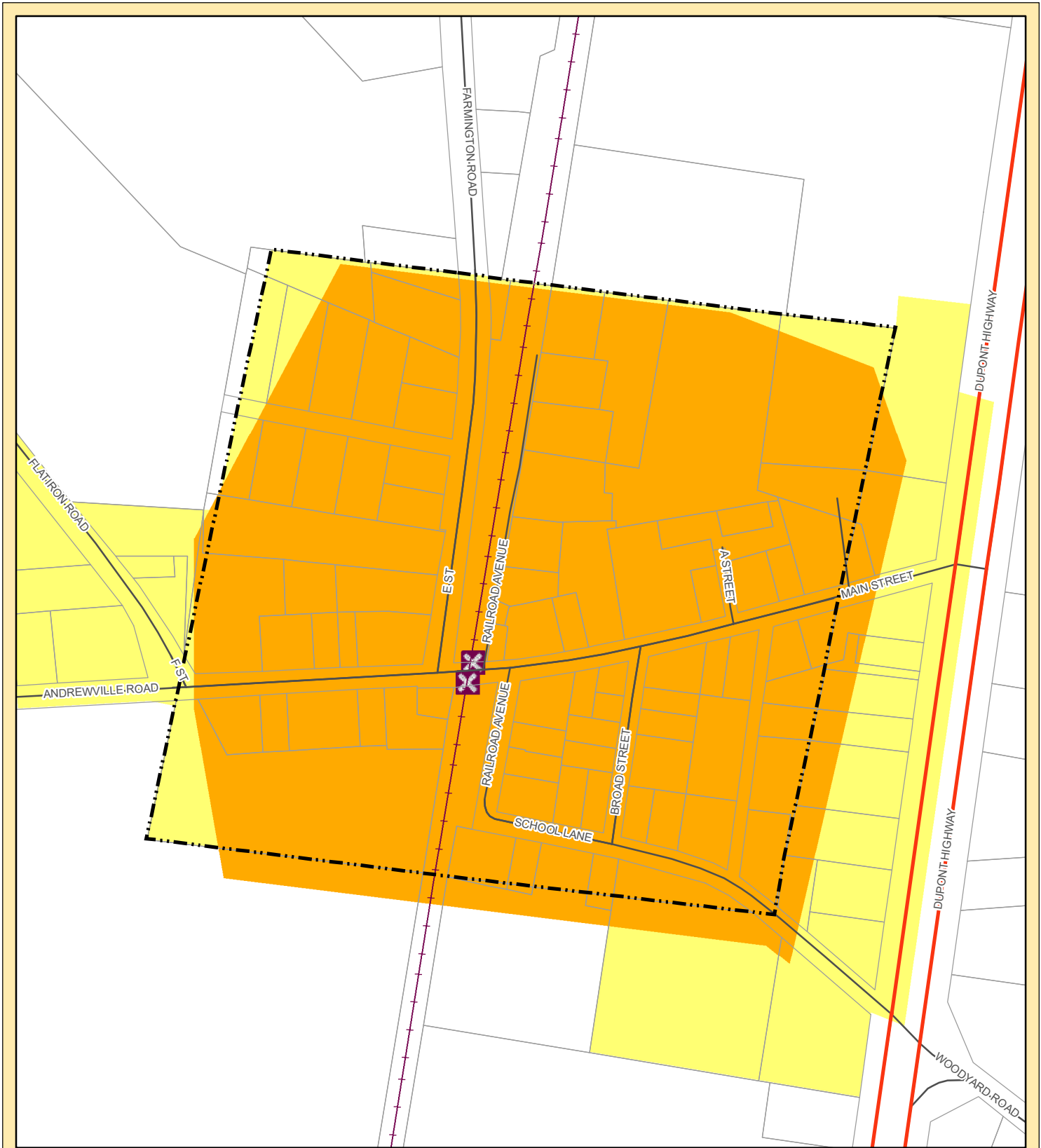
Transportation Network Farmington, Delaware

January 2016



Sources:
Municipal Boundaries - Delaware Office of State Planning Coordination, 01/16.
Trails and Pathways - Delaware State Parks, FirstMap, 01/16.
Road and Rail Network - Delaware Department of Transportation, FirstMap, 01/16.
Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.

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State Strategies 2010

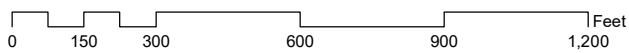
Strategy Level

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

- Town of Farmington
- Parcel Boundaries
- Major Roads
- Centerline Roads
- Railroads
- ✕ Railroad Crossings

State Investment Strategies for Policies and Spending Farmington, Delaware

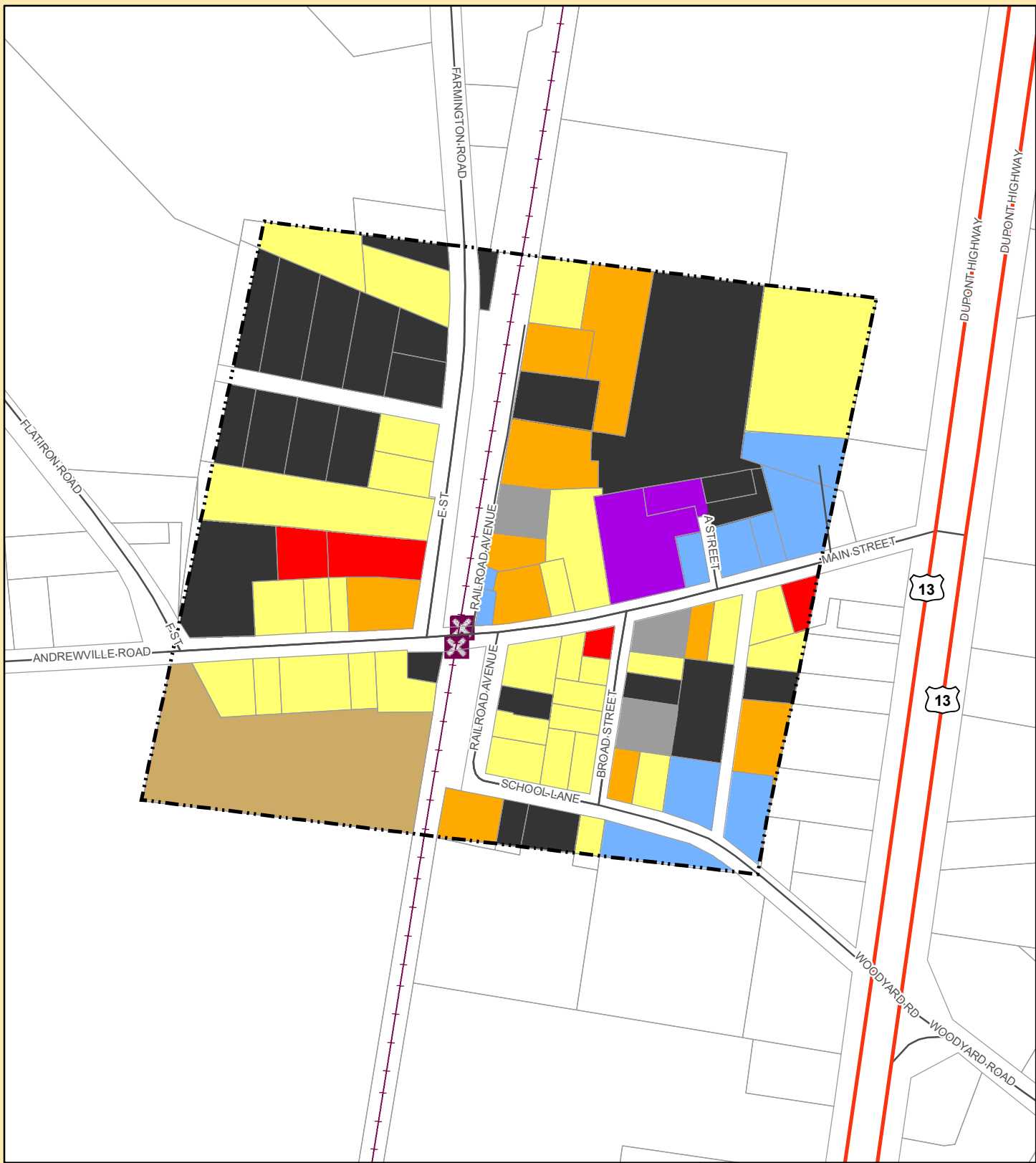
January 2016



Sources:
 State Investment Strategies - Office of State Planning Coordination, 09/10.
 Municipal Boundaries - Delaware Office of State Planning Coordination, 01/16.
 Road and Rail Network - Delaware Department of Transportation, FirstMap, 01/16.
 Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.

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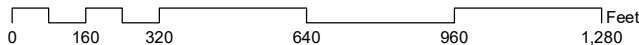
Land Use Type

- Residential
- Commercial
- Mobile Home
- Agricultural
- Institutional
- Manufacturing / Industrial
- Vacant House
- Vacant

- Town of Farmington
- Major Roads
- Centerline Roads
- Parcel Boundaries
- Railroads
- X Railroad Crossings

Existing Land Use Farmington, Delaware

January 2016



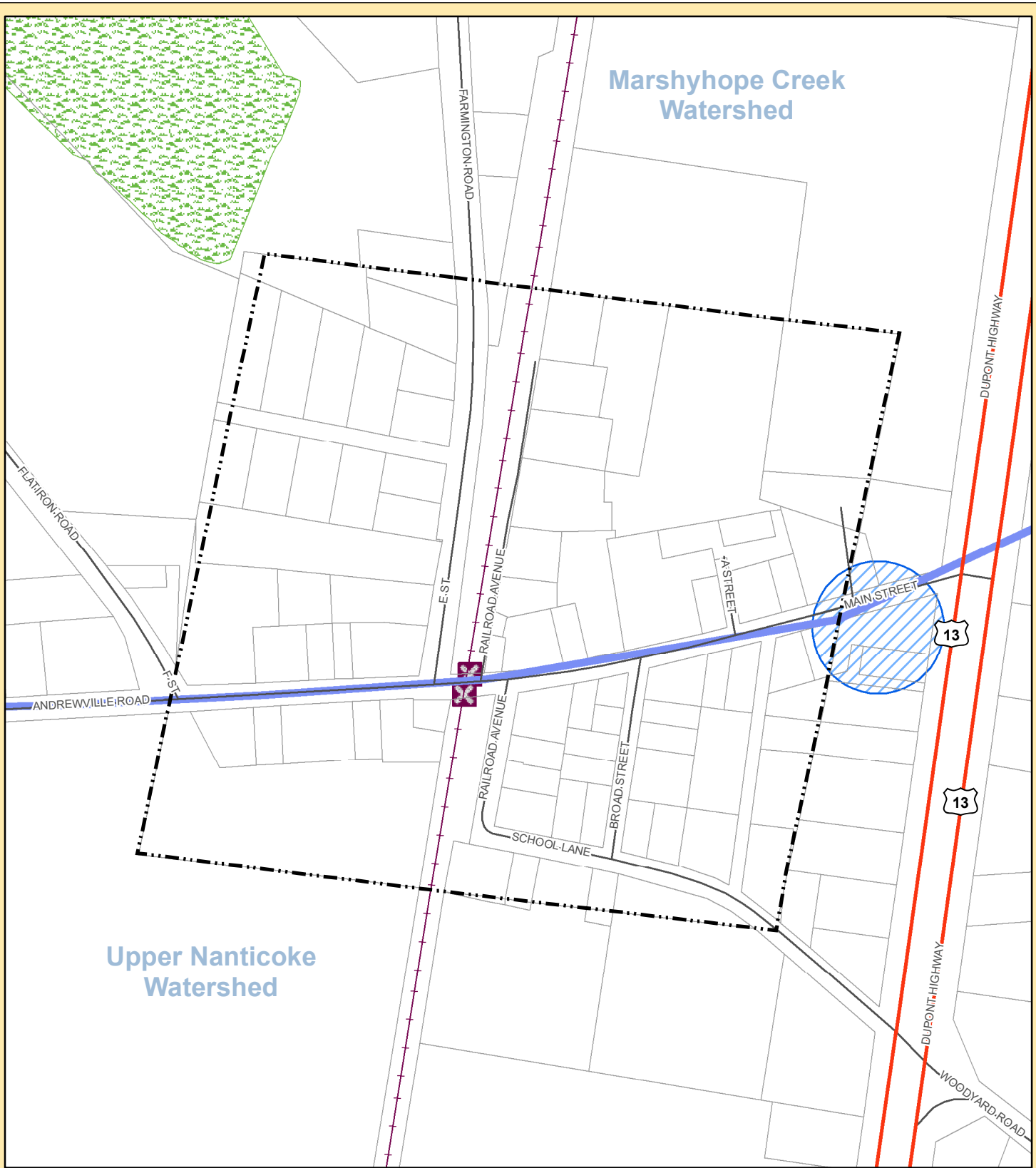
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Institute for Public Administration

Sources:
Existing Land Use - determined by the Town of Farmington, Delaware, 09/15.
Municipal Boundaries - Delaware Office of State Planning Coordination, 05/15.
Road and Rail Network - Delaware Department of Transportation, FirstMap 01/16.
Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.

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Marshyhope Creek Watershed

Upper Nanticoke Watershed



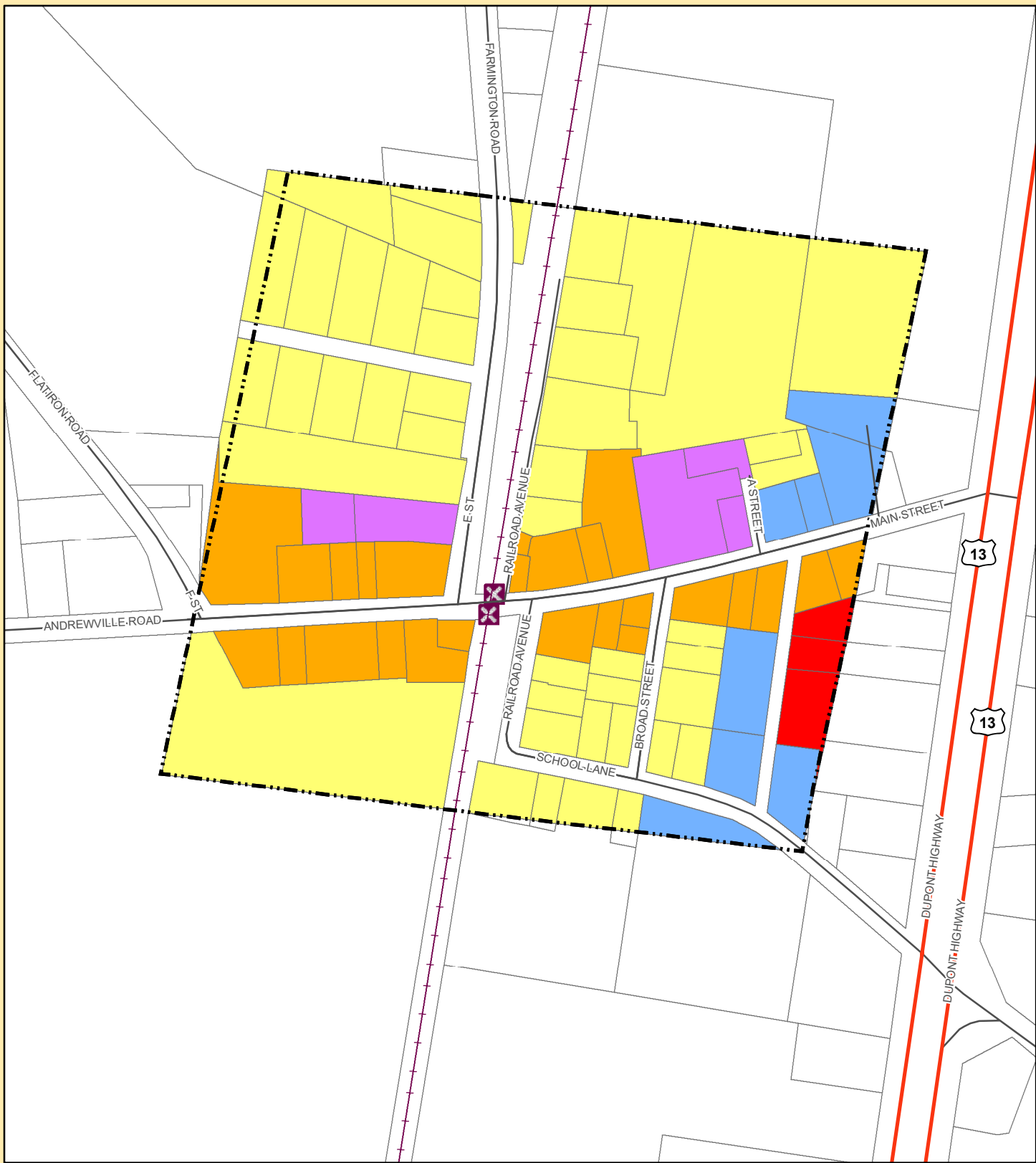
- Town of Farmington
- Watershed boundary
- Parcel Boundaries
- Major Roads
- Centerline Roads
- Wetlands
- Well Head Protection Areas
- Railroads
- Railroad Crossings

Environmental Features Farmington, Delaware

January 2016



Sources:
 HUC Watersheds - DNREC, Division of Watershed Stewardship, FirstMap 01/16.
 Wetlands - Wetlands data from the Division of Watershed Stewardship, FirstMap 01/16.
 Wellhead Protection Areas - DNREC, FirstMap, 01/16.
 Municipal Boundaries - Delaware Office of State Planning Coordination, 05/15.
 Road and Rail Network - Delaware Department of Transportation, FirstMap, 01/16.
 Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.
 Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.



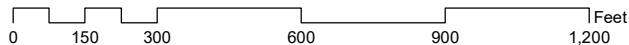
Future Land Use

- Residential
- Commercial
- Institutional
- Main Street
- Light Industrial
- Surrounding parcels
- Municipalities
- Major Roads

- Centerline Roads
- Railroads
- Railroad Crossings

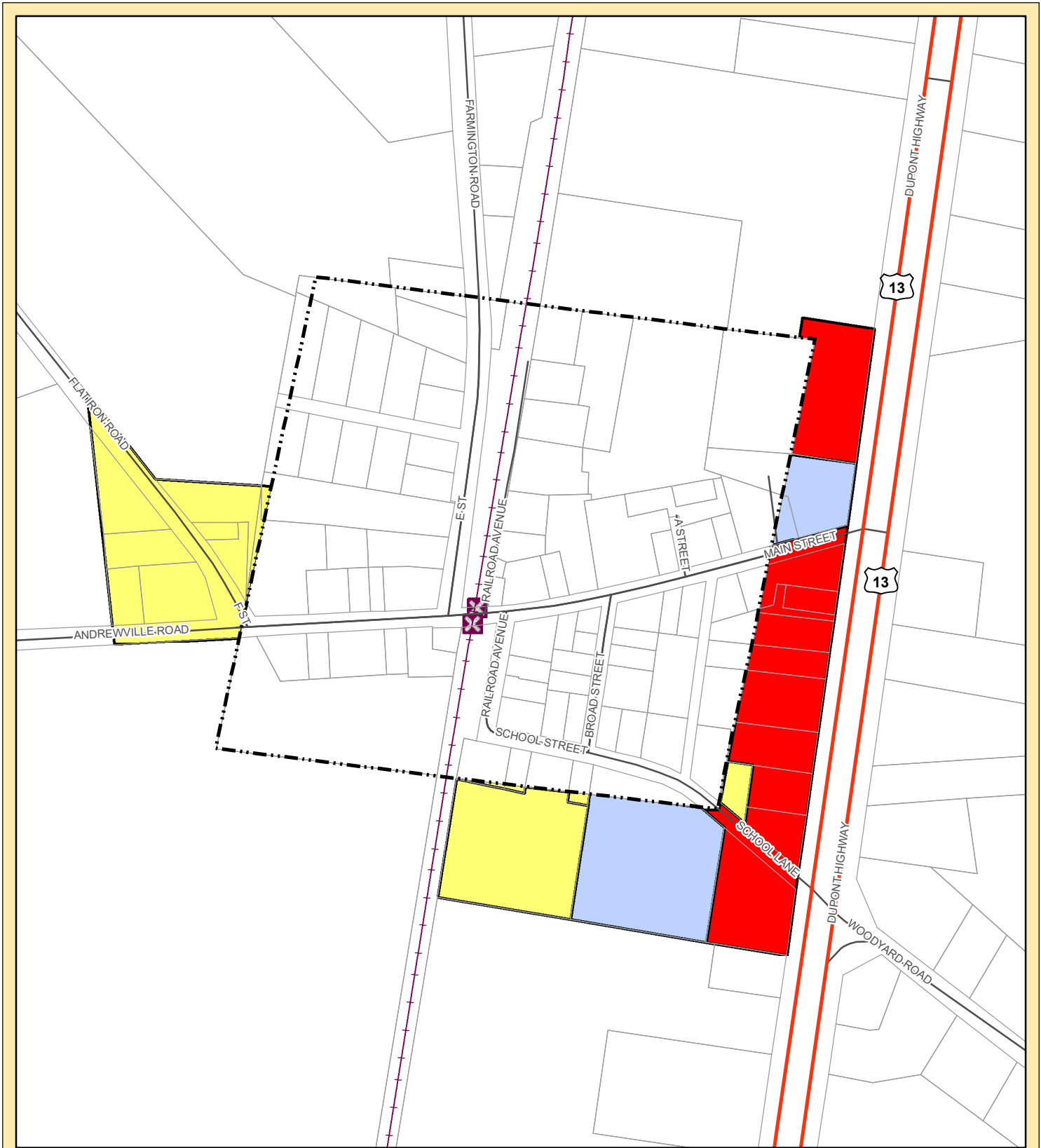
Future Land Use Farmington, Delaware

January 2016



Sources:
Growth and Annexation Areas - Town of Farmington Comprehensive Plan, 09/15.
Municipal Boundaries - Delaware Office of State Planning Coordination, 05/15.
Road and Rail Network - Delaware Department of Transportation, FirstMap, 01/16.
Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.

Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.

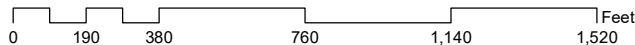


Growth and Annexation Areas

- Residential
- Commercial
- Institutional
- Town of Farmington
- Parcel Boundaries
- Major Roads
- Centerline Roads
- Railroads
- X Railroad Crossings

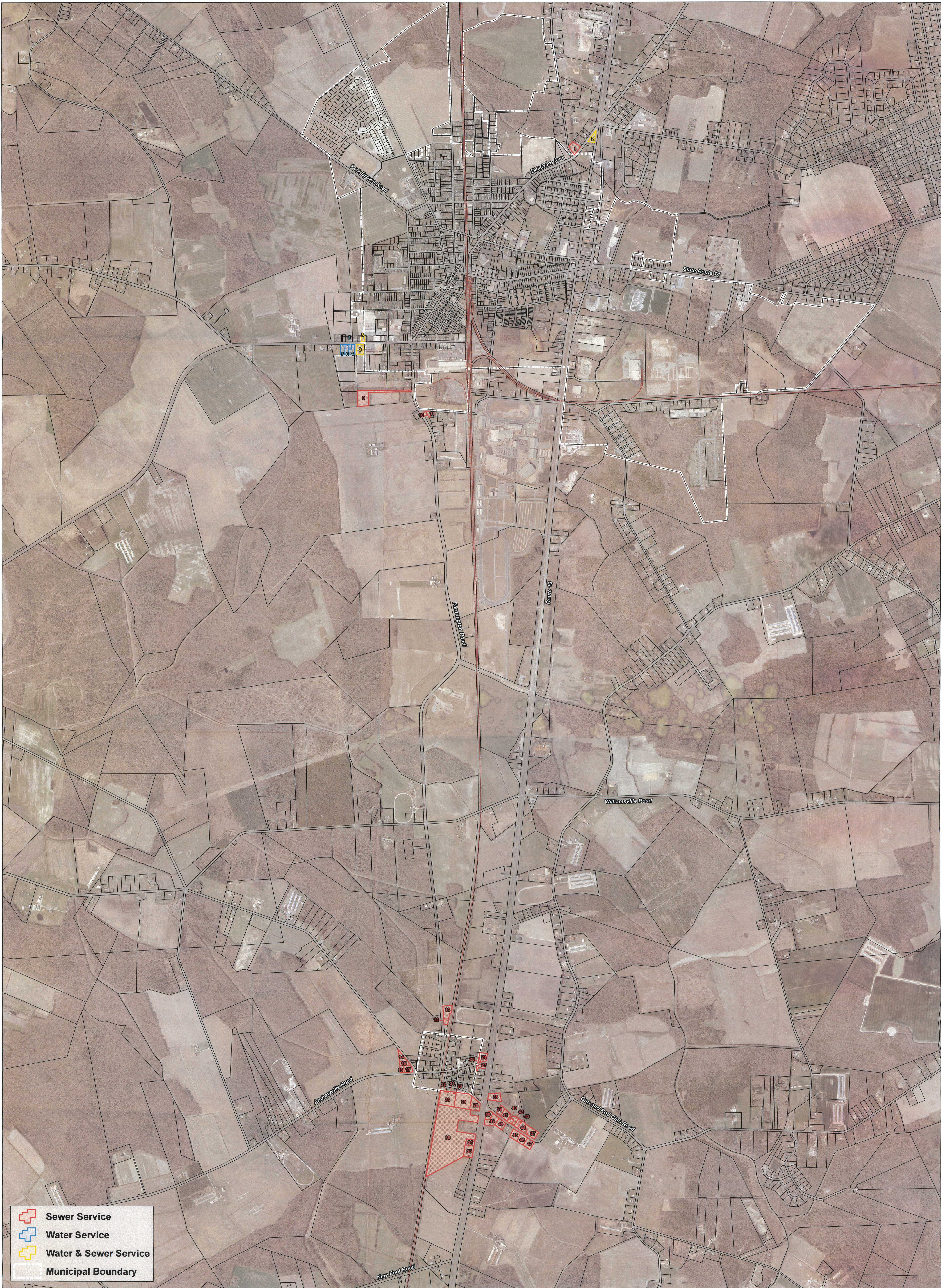
Growth and Annexation Areas Farmington, Delaware





January 2016



Sources:
 Growth and Annexation Areas - Town of Farmington Comprehensive Plan, 09/15.
 Municipal Boundaries - Delaware Office of State Planning Coordination, 05/15.
 Road and Rail Network - Delaware Department of Transportation, FirstMap, 01/16.
 Parcels - Kent County Mapping and Addressing Department, FirstMap, 01/16.

Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.

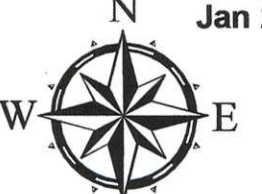



 Sewer Service
 Water Service
 Water & Sewer Service
 Municipal Boundary

0 800 1,600 2,400 Feet

Spring 2007
Aerial Photograph

**Harrington/Farmington Out of Town
Water & Sewer Service**

 Jan 2009

 DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS
MEMBERS: AMERICAN SOCIETY OF PROFESSIONAL ENGINEERS & SURVEYORS

Appendix C: Preliminary Land Use Service (PLUS) Letter

PLUS Letter for PLUS 2015-10-01 from Constance C. Holland, AICP to Cindy Bolin dated November 30, 2015



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION**

November 30, 2015

Cindy Bolin
Town of Farmington
98 School Street
Farmington, DE 19950

RE: PLUS review 2015-10-01; Town of Farmington Comprehensive Plan

Dear Cindy:

Thank you for meeting with State agency planners on October 28, 2015 to discuss the update of Farmington's comprehensive plan. State agencies have reviewed the documents submitted and offer the following comments. Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

Certification Comments: These comments must be addressed in order for our office to consider the plan update consistent with the requirements of Title 22, § 702 of the Del. Code.

Certification Issue: The municipality must demonstrate intergovernmental coordination with the State, County and other municipalities through the plan preparation process. In Farmington's case, the Town has demonstrated coordination with the State through the Pre-PLUS and PLUS review processes, and with the City of Harrington through continued collaboration on the wastewater element of the plan. However, the Town must provide documentation that Kent County has been given an opportunity to review and comment on the plan, and indicate any changes to the plan that were made based upon this communication.

Office of State Planning Coordination – Contact: David Edgell 739-3090

Our office would like to commend the Town of Farmington for a well done comprehensive plan update. The plan update is a refinement of the town's plan that should serve Farmington well as the town continues to grow and develop. Please consider these recommendations as you revise your plan.

Recommendations: Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

State Historic Preservation Office – Contact: Terrence Burns 302-736-7404

- The State Historic Preservation Office has noted that they appreciate the Town’s recognition of community interest in preserving its small town character, and hope they continue these efforts in the future. Furthermore, the Town may want to pursue the goal and process of listing in the National Register of Historic Places the proposed historic district that this office identified some years ago. If the Town accomplishes this goal, it will be equipped to establish protections such as a historic zoning ordinance for the district and incentives to help protect the historic area. A major benefit of listing is that it makes properties eligible for financial incentives in the form of federal, state, and county historic preservation tax credits and occasional grants. Such financial incentives will help in the maintenance of the aging housing stock, which is one of the Plan’s concerns and recommendations.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- In Section 1-4 (page 8) where the dates of the public meetings are listed, consider specifying the year. It may seem obvious now that they were held in 2015 but the meetings may not be clearly remembered a few years from now.
- In Section 2-2f (pages 14 through 16) the Plan acknowledges that the Census data is not accurate for Farmington due to the Town’s small population. We suggest that for all or most of this section, the Town may have, or be able to collect, data of their own. Why use a Census estimate if the Town can look up an actual count?
- Section 2-3e (page 21) addresses uses known in Farmington as “cottage industries.” If this term is in general use in the town, it is reasonable to use it in the plan. However, we suggest the term “home occupations” as one that is widely used for what sounds like the same range of activities.

The Department of Natural Resources and Environmental Control – Contact: Michael Tholstrup 735-3352

DNREC offers several comments and suggestions to improve conservation and protection of the Town’s resources. While the cumulative impact of various program suggestions and concerns may sound negative, the intent is to improve the plan elements related to environmental protection, open space, recreation and water quality and supply. DNREC would welcome the opportunity to meet with the Town in a collaborative manner to discuss these recommendations and possible future ordinances.

Recommendations for Comprehensive Plan Revisions

1-2c. Natural Features

- **Floodplains** - DNREC has been working with the Federal Emergency Management Agency (FEMA) to produce new flood risk maps for each County. Preliminary Flood Insurance Rate Maps (FIRMs) for Kent County become effective on July 7, 2014. Every participating municipality in the state will be required to have their floodplain regulations reviewed. A FEMA approved set of regulations must be adopted prior to the effective date of the map listed above.
- **Total Maximum Daily Loads (TMDLs)** - DNREC recommends the creation of separate section for TMDLs. They further recommend that the Plan specify the required watershed TMDL load reductions for nutrient and bacteria in each watershed. The Town of Farmington lies within the watersheds of Marshyhope Creek and the Nanticoke River, two watersheds that ultimately drain to the Chesapeake Bay. The Marshyhope Creek requires a 20% and 25% reduction in nitrogen and phosphorus from baseline conditions, respectively; the Marshyhope Creek also requires a 21% reduction in bacteria from baseline conditions. The Nanticoke River requires a 30% and 50% reduction in nitrogen and phosphorus from baseline conditions, respectively; the Nanticoke also requires a 2% reduction in bacteria from baseline conditions.

DNREC also suggests that the TMDL section reference the Chesapeake Bay Watershed Implementation Plan (WIP). The WIP identifies specific pollution reduction practices (i.e., BMPs) and programs to reduce nitrogen, phosphorus, and sediment from a variety of discharge sources to waters in the greater Chesapeake Basin. The WIP is an important component for achieving water quality goals through attainment of Delaware's Water Quality Standards—ultimately leading to the restoration of a given water body's (or watershed's) designated beneficial use(s). The WIP is a multiphase process consisting of three phases. The first two phases have been completed, with the third phase scheduled for completion in 2017.

The WIP will include both regulatory and non-regulatory components. Additional information about the WIP can be obtained from the following website:

http://www.wr.dnrec.delaware.gov/Information/Pages/Chesapeake_WIP.aspx.

- **Soils** - The 1971 soil survey referenced in the 2004 Comprehensive Plan is outdated; we suggest that you refer to the updated soil survey instead. The updated soil survey can be retrieved from the internet via the following web link:
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

2-5b. Wastewater Treatment System

- Does the City of Harrington's collection and conveyance system have the capacity to accommodate Farmington's future growth and development? Does the Kent County wastewater treatment plant have the capacity? These are good issues to explore as part of the intergovernmental coordination that is required when developing your comprehensive plan.

2-5d. Stormwater Management

- The Department recommends that the Town of Farmington incorporate a requirement for a stormwater review into the Town's preliminary approval requirements for new development requests. The *Delaware Sediment and Stormwater Regulations* have been revised and became effective January 1, 2014. A three-step plan review process is now prescribed in the regulations. Proposed development projects must submit a Stormwater Assessment Study for the project limits of disturbance and hold a project application meeting with the reviewing delegated agency as the first step, prior to submitting stormwater calculations or construction drawings, which are steps two and three. Resulting from the project application meeting a Stormwater Assessment Report will be completed by the reviewing agency and the developer and forwarded to the Town. This Stormwater Assessment Report will rate the anticipated engineering effort necessary to overcome certain stormwater assessment items such as soils, drainage outlets, and impervious cover. The Sediment and Stormwater Program recommends that the Town consider the ratings from the Stormwater Assessment Report in making a decision to issue preliminary approval for any development request by incorporating the Stormwater Assessment Report as a required element when a plan is submitted into the municipal preliminary plan approval process.

The revised *Delaware Sediment and Stormwater Regulations*, effective January 1, 2014, have a goal of reducing stormwater runoff for the rainfall events up to the equivalent one-year storm, 2.7 inches of rainfall in 24 hours. Runoff reduction encourages runoff to infiltrate back into the soil as in the natural pre-development system and results in pollutant removal and stream protection. Best management practices (BMPs) that encourage infiltration or reuse of runoff, such as porous pavements, rain gardens, rain barrels and cisterns, green roofs, open vegetated swales, and infiltration systems should be allowed for new development sites within the Town. Furthermore, limiting land disturbance on new development projects and limiting impervious surfaces by allowing narrower street widths, reducing parking requirements, and allowing pervious sidewalk materials will be necessary to help achieve the runoff reduction goals in the revised regulations.

2-6h. Parks and Recreation

- In August of 2011, the Delaware Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information and trends on outdoor recreation

patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2013-2018 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities and needs within county and municipal comprehensive plans. For the purpose of refining data and research findings, Delaware was divided into five planning regions. The Town of Farmington is located within SCORP Planning Region 3.

When looking at the findings from the 2011 telephone survey, it is apparent that Delawareans place a high importance on outdoor recreation. Statewide, 93% of Delaware residents indicated that outdoor recreation had some importance in their lives, while 67% said it was very important to them personally. These findings are very close to the results of the same question asked in the 2008 public opinion telephone survey, indicating a continued demand for outdoor recreation opportunities throughout the State.

Placing high importance on outdoor recreation resonates throughout the five SCORP regions. In Region 3 (Kent County), 63% said it was very important to them personally.

Outdoor Recreation Needs/Priorities

- Based on the public opinion survey, the most needed outdoor recreation facilities in Farmington include:

High facility needs:

- Walking and Jogging Paths
- Public Swimming Pools
- Bicycle Paths
- Fishing Areas
- Playgrounds
- Community Gardens
- Picnic Areas
- Off-Leash Dog Areas

Moderate facility needs:

- Hiking Trails
- Camping Areas
- Ball Fields
- Basketball Courts
- Football Fields
- Public Golf Courses
- Soccer fields
- Boat Access
- Canoe/Kayak Launches
- Tennis Courts

- *Recommendation:* The Town of Farmington is encouraged to work toward incorporating and/or continuing to offer some of these opportunities in the development of their Comprehensive Plan.

Recommendations for Ordinances and Plan Implementation

Wetlands Delineations:

- *Recommendation:* Require all applicants to submit to the Town a copy of the development site plan showing the extent of State-regulated wetlands (as depicted by the State Wetland Regulatory Maps), and a United States Army Corps of Engineers (USACE) approved wetlands delineation as conditional approval for any new commercial and/or residential development. Additionally, the site plan should depict all streams and ditches which are jurisdictional pursuant to the Subaqueous Act (7 Del. C., Chapter 72) as determined by DNREC.

Freshwater Wetlands Protections:

- *Recommendation:* Implement regulations to protect freshwater wetlands where regulatory gaps exist (i.e., isolated wetlands and headwater wetlands).

100 Foot Upland Buffer:

- Based on a review of existing buffer research by Castelle et al. (Castelle, A. J., A. W. Johnson and C. Conolly. 1994. *Wetland and Stream Buffer Requirements – A Review*. J. Environ. Qual. 23: 878-882.), an adequately-sized buffer that effectively protects water quality in wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, the Watershed Assessment Section recommends that the applicant maintain/establish a minimum 100-foot upland buffer (planted in native vegetation) from all water bodies (including ditches) and wetlands.
- *Recommendation:* Require a 100-foot upland buffer width from all delineated wetlands (approved by the USACE and DNREC) or water bodies (including ditches).

Impervious Surface Mitigation Plan:

- *Recommendation:* Require the calculation for surface imperviousness (for both commercial and residential development) take in to account all constructed forms of surface imperviousness - including all paved surfaces (roads, parking lots, and sidewalks), rooftops, and open-water storm water management structures.
- *Recommendation:* To encourage compact development and redevelopment in the Town's central business area, require an impervious surface mitigation plan for all residential and

commercial developments exceeding 20% imperviousness outside that area, or at least in excellent recharge areas outside that area. The impervious surface mitigation plan should demonstrate that the impervious cover in excess of 20% will not impact ground water recharge, surface water hydrology, and/or water quality of the site and/or adjacent properties. If impacts to groundwater recharge, surface water hydrology will occur, the plan should then demonstrate how these impacts will be mitigated. If the impacts cannot be mitigated, the site plan should then be modified to reduce the impacts from impervious cover.

Poorly Drained (Hydric) Soils:

- *Recommendation:* Prohibit development in poorly or very poorly-drained (hydric) soil mapping units. Building in such areas predictably leads to flooding and drainage concerns from homeowners, as well as significant expense for them and, often, taxpayers. Proof or evidence of hydric soil mapping units should be provided through the submission of the most recent NRCS soil survey mapping of the parcel, or through the submission of a field soil survey of the parcel by a licensed soil scientist.

Green Technology Stormwater Management:

- *Recommendation:* Require the applicant to use “green-technology” storm water management in lieu of “open-water” storm water management ponds whenever practicable.

Stormwater Utility:

- *Recommendation:* Explore the feasibility of a stormwater utility to fund upgrades to existing stormwater infrastructure. Upgrades to the stormwater system may reduce pollutant loads and help reach the established total maximum daily load for nitrogen, phosphorus, and bacteria. Reach out to Kent County, the Kent Conservation District and the Delaware Clean Water Advisory Council as partners in funding stormwater retrofits.

Drainage Easements:

- *Recommendation:* The Town should pursue drainage easements along waterways and storm drains where currently there is none.

State Housing Authority – Contact: Karen Horton 739-4263

- DSHA supports the Town of Farmington’s Comprehensive Plan Update and its goals and general policies related to housing. These positions were thoughtful, based on a comprehensive analysis of demographic and housing data, and appropriate for the Town.

As a resource for municipalities, DSHA has developed a website, **Affordable Housing Resource Center**, to learn about resources and tools to help create housing for households earning 100% of median income or below. Our website can be found at: www.destatehousing.com "Affordable Housing Resource Center" under our new initiatives.

Department of Agriculture – Contact: Scott Blaier 698-4532

- The Department of Agriculture would like to congratulate the town on a well-written comprehensive plan update. Page 29 and 33 of the plan recognizes the Delaware Aglands Preservation Program. The department would be glad to discuss the program and potential benefits to the town.

Approval Procedures:

- Once all edits, changes and corrections have been made to the Plan, please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them.
- Our office will require a maximum of 20 working days to complete this review.
 - If our review determines that the revisions have adequately addressed all certification items (if applicable), we will forward you a letter to this effect.
 - If there are outstanding items we will document them in a letter, and ask the town to resubmit the plan once the items are addressed. Once all items are addressed, we will send you the letter as described above.
- Once you receive our letter stating that all certification items (if applicable) have been addressed, the Planning Commission and Council should adopt the plan pending State certification. We strongly recommend that your Council adopt the plan by ordinance. The ordinance should be written so that the plan will go into effect upon receipt of the certification letter from the Governor.
- Send our office a copy of the adopted plan along with the ordinance (or other documentation) that formally adopts your plan. We will forward these materials to the Governor for his consideration.
- At his discretion, the Governor will issue a certification letter to your Town.

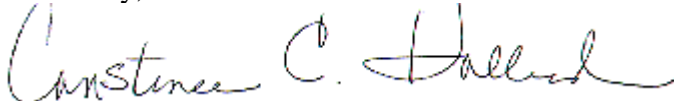
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- Once you receive your certification letter, please forward two (2) bound paper copies and one electronic copy of your plan to our office for our records.

Thank you for the opportunity to review this Comprehensive Plan. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name.

Constance C. Holland, AICP

Director, Office of State Planning Coordination