



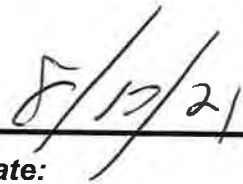
**MASTER PLAN 2021**  
**TOWN OF FARMINGTON, NEW HAMPSHIRE**

# Certification of Master Plan Adoption

## TOWN OF FARMINGTON, NEW HAMPSHIRE

In accordance with New Hampshire RSA 674:4, *Master Plan Adoption and Amendment*, and New Hampshire RSA 675:6, *Method of Adoption*, the Farmington Planning Board, having held a duly authorized public hearings on this Master Plan Update (2021) on June 15, 2021, July 20, 2021, and August 3, 2021 hereby certifies that this Master Plan Update was duly adopted by a majority of the Board's members on August 3, 2021.

  
Accepted by:

  
Date:

Prepared with the assistance of:

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# ACKNOWLEDGMENTS

The participation and cooperation of community leaders and residents in the preparation of the Master Plan 2021 is greatly appreciated. In particular, we acknowledge the efforts of the following individuals:

## **Board of Selectmen**

Paula Proulx, Chairman  
Neil Johnson, Vice Chairman  
David Connolly, Member  
TJ Place, Member  
Gerry Vachon, Member

## **Planning Board**

Charlie King, Chairman  
Richard Pelkey, Vice Chairman  
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Stephen Henry, Member  
Bruce Bridges, Member  
Jeremy Squires Alternate Member  
Ann Titus, (Former) Member  
Gerry Vachon, BOS Representative  
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## Appendix (under separate cover)

Appendix A. - Farmington Specific Surveys/Public Outreach/Studies

Appendix B. - Additional Tables

Appendix C. - Resources (Links Only)

## VISION:

***Farmington is a close-knit community that enjoys a strong local economy, maintains a transparent and effective local government, provides an excellent quality of life for its residents, and encourages multi-generational opportunities for all.***

The Vision stated above expresses Farmington’s overall direction and is intended to guide town government and citizens to set appropriate goals, formulate policies, and take the steps necessary to implement.

The Vision is a compilation of comments from citizen surveys and Planning Board input.

Comments listed in the “What We Said” sidebars were taken directly from the outreach that was conducted as part of this master plan update and do not necessarily represent the community as a whole.



## Chapter I – Introduction and Vision for the Town

### 1.A. The Town of Farmington, New Hampshire - A Brief History

Farmington is a community of 6,923 residents (2018 US Census estimate) located in Strafford County, New Hampshire. The Town encompasses 37.5 square miles and was incorporated in 1798. Farmington is situated midway between the New Hampshire Seacoast and the Lakes Region with NH Route 11, the Town’s main commercial corridor, providing a direct link between the two regions. Farmington consists of a distinct town center (the Village District), surrounding residential neighborhoods, and outlying lower density residential uses interspersed among forested and agricultural areas.

Native Americans occupied the area until the mid-18th century at which time European settlers began farming and utilizing the water resources of the Cocheco, Ela, and Mad Rivers to power grist mills and sawmills. Industrial uses developed in the 19th century, with shoe-making an industry so important that the Town became known as “The Shoe Capital of New Hampshire”. Due to many factors common throughout the United States, by the end of the 20th century many manufacturing companies had closed in Farmington. The local economy currently rests on, relative to number of employees, telecommunications; landscaping supplies; manufacturing; earth material extraction; and services. Many Farmington residents commute for employment outside of Town.

Town population had almost doubled between 1970 and 2018, from 3,588 residents to 6,923 in 2018. The largest population percentage growth occurred during the 1970s. Since 2010, the Town added under 200 new residents resulting in a growth rate of approximately 2% between 2010 and 2018.

### 1.B. The Farmington Master Plan - Purpose and Authority

The Farmington Master Plan, authorized by NH RSA 674:2, is an update of the Town’s previous master plan effort conducted fifteen years ago (2005). Its purpose is to provide a public policy document regarding land-use that addresses the Town’s vision, goals, policies and recommended actions to guide growth, development and decision-making that is both transparent and predictable.

Planning requires consideration of many factors as a whole in order to properly manage the provision and cost of public services to achieve the Town’s vision for the future, both locally and regionally. Local impacts from unpredictable factors, such as the international pandemic of 2019/2020, require the Town to be able to adapt planning and policies to maintain a resilient community.

*“What we said . . .”*

*“If someone wants to establish themselves in Farmington we need to welcome them and work with them. Welcome them with smiles...”*

*“This is a small town and needs to remain a small town with small town values and small town feel...”*





The Master Plan must reflect the desires of town residents, which is why a significant public outreach campaign was conducted to help inform the planning process. This 2021 Plan update incorporates the opinions of community members obtained through surveys, public forums and work sessions, and public hearings held over the past several years. This results in a document that supports community values. Public outreach background information and data can be found in the Appendix.

### 1.C. Using the Master Plan for Land Use Planning and Regulation

This Plan provides the Vision to which the Town wishes to fulfill in the next decade. There are nine chapters, and each chapter identifies goals (attainable targets), policies (courses of action to guide local decision-making and to influence regional participation), and actions (implementation steps).

The Plan is intended to be used by decision-makers, boards and committees, as well as citizens to guide public investment and sound capital planning regarding the uses of Farmington's land and structures. Additionally, Town land use and development regulations should reflect the Plan's authority. The Plan is considered by regional and state agencies and organizations to develop and fund programs, provide services, locate facilities, and enact appropriate land use regulations. Grant funding for communities often relies on what is stated in the Master Plan.

The intent of this 2021 update is not to unnecessarily duplicate the data and information in the 2005 plan, but instead provide updates and links to resources that can provide more in-depth data as time progresses without becoming obsolete. This Master Plan is designed to encourage the Planning Board and the community to update goals, policies and actions to guide the Town over time.

### 1.D. Master Plan: Goals - Policies - Actions

#### GOALS

Farmington, over the next decade, will work towards becoming a:

**THRIVING** community that actively works to enhance a quality of life based on:

- Strong local economy.
- A vibrant Village Center.
- Social, educational, and recreational opportunities for its citizens.
- Protection of its natural, cultural, and historical resources.

**RESPONSIVE** community with open and effective local government responsive to individual citizens, group volunteerism, and life-long education.

**WELCOMING** community with a broad choice of public and private amenities and attractive and inviting places and destinations, and in which existing residents want to remain and new residents choose to call home.

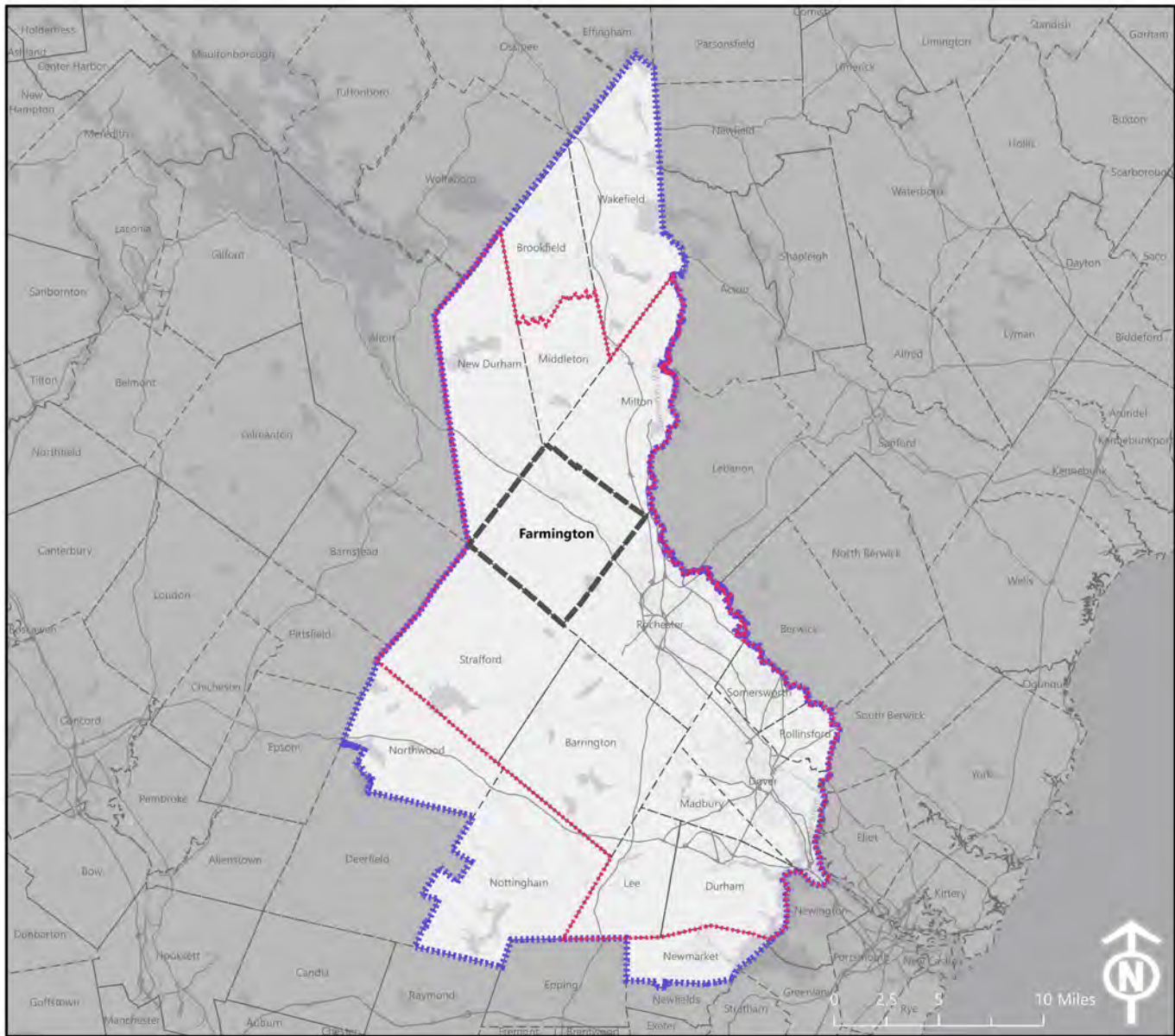
**MULTI-GENERATIONAL** community that encourages housing, services and social opportunities for children, their parents and grandparents.

## **POLICIES**

1. Farmington's Master Plan shall be:
  - A user-friendly and accessible document.
  - A plan that reflects community values and desires, and is the basis upon which decision-makers and community organizations implement a shared vision for the future, including determining the most appropriate types of development, amending land use regulations (zoning, site plan, and subdivision), achieving sound planning, and conserving important resources.
  - A framework in which action items, timelines, and responsible entities are clearly articulated.

## **ACTIONS**

1. Once adopted, the Plan shall be posted to the website. A public outreach campaign, which may include but is not limited to a press release, postings to the Town's social media page, or an op-ed to the local paper, should be conducted to ensure public awareness.
2. The Select Board, with recommendations from the Planning Board, shall establish a Leadership Group to oversee plan implementation actions.
3. Each year, the Master Plan will be reviewed by the Leadership Group in coordination with the Planning Board to:
  - Compile a list of completed actions and to determine whether revisions or adaptations are needed. The list should be shared with the Select Board and published in the Town's Annual Report.
  - Review and update existing data to ensure changes in social and economic values and priorities are accurately reflected.



# Farmington Master Plan

## Figure A - Strafford Region

### Legend

-  Farmington
-  Strafford County
-  SRPC Communities

**SRPC Information**  
 Prepared by Strafford  
 Regional Planning Commission  
 150 Wakefield Street #12  
 Rochester, NH 03867  
 603-994-3500

**Map Author and Date**  
 Author: Jackson Rand  
 Date: 4/26/2021



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Figure A - Strafford Region

## Chapter II — Land Use

### 2.A. Introduction

Required by NH RSA674:2-II(b), the Land Use Chapter of the Farmington Master Plan describes the Town’s current land use patterns and how these patterns have evolved over many decades. From this “snapshot in time” baseline, planning can be undertaken to insure that the Town’s land is utilized to conserve and protect natural resources, develop where appropriate, determine infrastructure locations and improvements, and insure that reasonable and practical regulations and strategies are implemented to reflect the desires of the community for future growth. This is the basis of “smart growth” which is defined by the American Planning Association as not being a single tool, but a set of cohesive urban and regional planning principles that can be blended together and melded with unique local and regional conditions to achieve a better development pattern. Smart growth is “an approach to achieving communities that are socially, economically, and environmentally sustainable”. Sustainability, as defined by Merriam-Webster, means that resources are utilized in a manner that neither depletes nor permanently damage them. The Town should strive to implement smart principles and sustainability approaches.

### 2.B. Current Farmington Land

Farmington’s current land use pattern is displayed on the Existing Land Use (Figure B), and can be described in general terms as reflecting three diverse geographic regions – the Village Center and adjacent urban, more densely populated, residential neighborhoods; commercial development along the Route 11 corridor; and the more rural areas primarily located south and west of Route 11. The Current Zoning Map (Figure C) shows how the Town is currently zoned for land use.

Farmington’s population has slowly grown over the past decade and this growth reflects the population growth throughout the State since the last census. Most new residential development in Town has occurred in the more rural, less densely populated areas and new commercial and industrial development has been primarily along the Route 11 Corridor. Table 1. Change in Land Use 1962 - 2015

*“What we said . . .”*

***“Let’s keep our rural charm; let’s keep our wild/natural spaces for wildlife and people to enjoy...”***

***“Farmington is a farm town, we should try and retain the town’s traditional agricultural heritage.”***



**Table: Land Use Estimates and Changes in Farmington, 1962 - 2015**

Land Use (LU) Description	1962	1974		1998		2005		2010		2015	
	Acres (% of LU)	Acres (% of LU)	Acres Change	Acres (% of LU)	Acres Change	Acres (% of LU)	Acres Change	Acres (% of LU)	Acres Change	Acres (% of LU)	Acres Change
Residential	601.5 (2.5%)	931.8 (3.9%)	330.3	1661.1 (7%)	729.3	1934.6 (8.2%)	273.5	2197.2 (9.3%)	262.6	2302 (9.7%)	104.8
Industrial/Commercial	33.5 (.1%)	76.6 (.3%)	43.1	148.6 (.6%)	72	188.8 (.8%)	40.2	248.9 (1.1%)	60.1	252 (1.1%)	3.1
Mixed Urban	83.4 (.4%)	50.4 (.2%)	-33	85.4 (.4%)	35	109.9 (.5%)	24.5	225.7 (1%)	115.8	244.2 (1%)	18.5
Roads	324.5 (1.4%)	345.7 (1.5%)	21.2	394.3 (1.7%)	48.6	408.2 (1.7%)	13.9	209.7 (.9%)	-198.5	215.6 (.9%)	5.9
Railroads	17 (.1%)	17 (.1%)	0	16.1 (.1%)	-0.9	16.1 (.1%)	0	0 (0%)	-16.1	0 (0%)	0
Auxiliary Transportation	0 (0%)	0.2 (0%)	0.2	0.2 (0%)	0	0.2 (0%)	0	7.4 (.03%)	7.2	7.4 (.03%)	0
Playing Fields/Recreation	7.1 (0.03%)	7.2 (0.03%)	0.1	92.6 (.4%)	85.4	126.4 (.5%)	33.8	95.2 (.4%)	-31.2	113.3 (.5%)	18.1
Agriculture	1204.4 (5.1%)	928.1 (3.9%)	-276.3	702.9 (3%)	-225.2	685.4 (3%)	-17.5	588.5 (2.5%)	-96.9	587.7 (2.5%)	-0.8
Farmsteads	68.5 (.3%)	52.2 (.2%)	-16.3	65.4 (.3%)	13.2	65.4 (.3%)	0	15.6 (.1%)	-49.8	15.6 (.1%)	0
Forested	20048.3 (84.8%)	19817.4 (83.8%)	-230.9	18900.6 (80%)	-916.8	18582 (78.6%)	-318.6	17560.2 (74.4%)	-1021.8	17400.6 (73.6%)	-159.6
Water	283.3 (1.2%)	336.6 (1.4%)	53.3	384.2 (1.6%)	47.6	383.5 (1.6%)	-0.7	456.9 (1.9%)	73.4	461.6 (2%)	4.7
Open Wetland	227.9 (1%)	334.6 (1.4%)	106.7	430.4 (1.8%)	95.8	430.4 (1.8%)	0	1023.4 (4.3%)	593	1022.7 (4.3%)	-0.7
Brush or Transitional Between Open and Forested	N/A	N/A 7.2 (0.03%)	N/A	N/A	N/A	N/A	N/A	574.7 (2.4%)	N/A	572.9 (2.4%)	-1.8
Communication and Utilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66.7 (.3%)	N/A	77.8 (.3%)	11.1
Idle / Other Open	740.5 (3.1%)	741.9 (3.1%)	1.4	758.2 (3.2%)	16.3	709.2 (3%)	-49	339.1 (1.4%)	-370.1	365.9 (1.6%)	26.8

**Table 1. Change in Land Use 1962 - 2015**

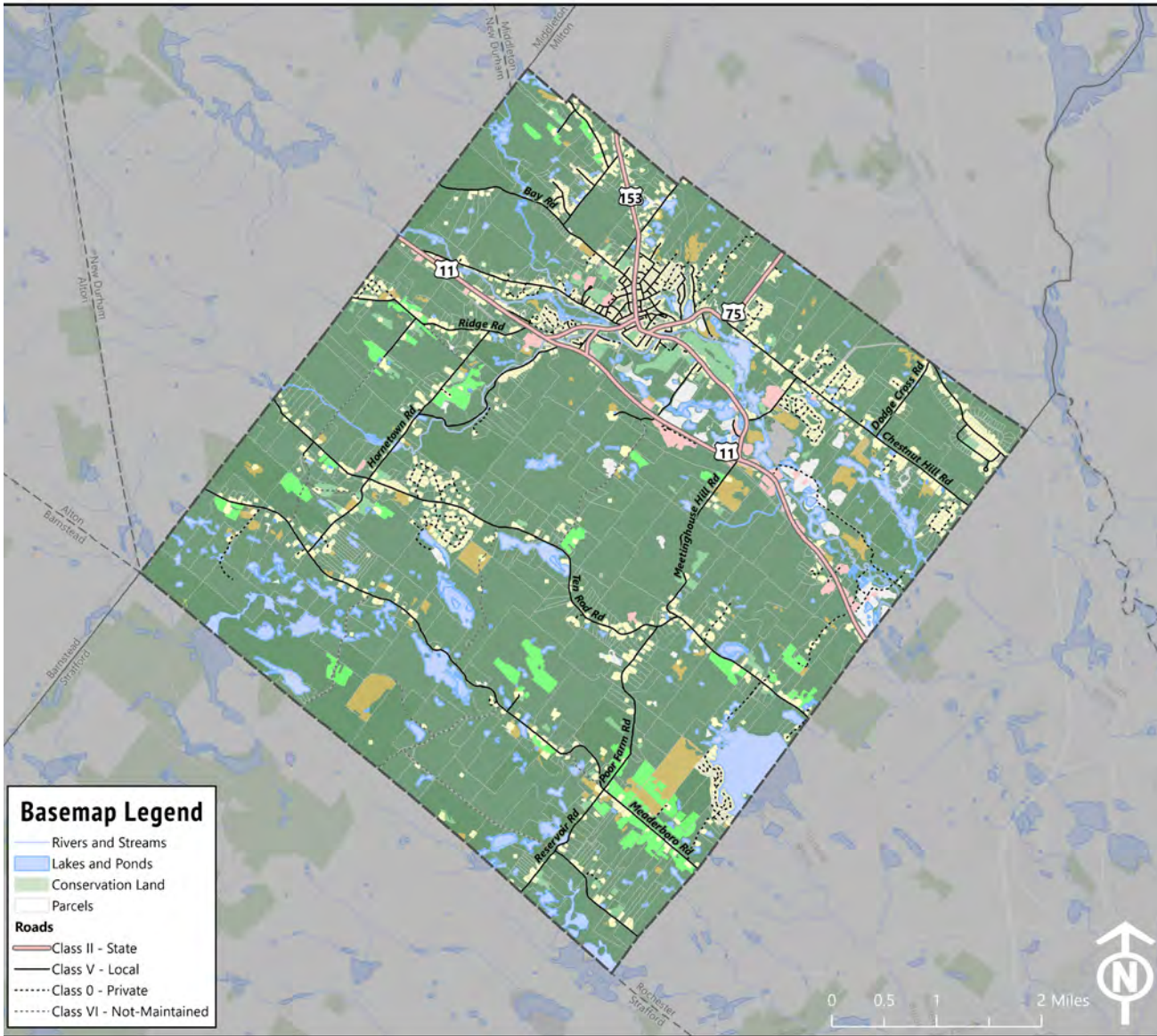
**Table: Detailed Summary of Land Uses in Farmington, 2015**

Category	LU Code	Land Use Description	Acres	% of LU
Agricultural	2000	Agricultural Land	587.8	2.5%
Brush or Transitional Between Open and Forested	3000	Brush or Transitional Between Open and Forested	572.9	2.4%
Commercial / Industrial	1210	Commercial retail	38.8	0.2%
	1220	Commercial wholesale	12.3	0.1%
	1230	Services	110.8	0.5%
	1250	Government	4.5	0.02%
	1260	Institutional	1.6	0.01%
	1270	Educational	16.6	0.1%
	1300	Industrial	54.6	0.2%
	1370	Mining	7.1	0.03%
Communication / Utilities	1520	Office park	5.7	0.02%
	1460	Electric, gas and other utilities	17.6	0.1%
	1450	Communication	3.7	0.02%
	1470	Water and wastewater utilities	13.8	0.1%
Farmsteads	2900	Other Agricultural Land	15.6	0.1%
Forest	4000	Forest Land	17400.6	73.6%
Idle / Open Land	7500	Strip Mine/Quarry or Gravel Pit	130.2	0.6%
	7600	Disturbed Land	233.5	1.0%
	7400	Bare/Exposed Rock	2.3	0.01%
Mixed Urban	1610	Multiple stories, residential in upper stories only	0.9	0.00%
	1740	Cemeteries	29.8	0.13%
	1780	Maintained Open Areas	213.6	1.0%
Playing Fields / Rec	1730	Outdoor recreation	113.4	0.5%
Residential	1130	Single family/duplex	2289.1	9.7%
	1140	Mobile home parks	3.4	0.01%
	1120	Multi-family, low rise apartments and townhouses, but not duplexes (1 - 3 stories)	9.6	0.04%
Roads	1442	Road right-of-way	215.6	1.0%
Transportation	1447	Auxiliary transportation	7.5	0.03%
Water	5000	Water	461.6	2.0%
Wetlands	6000	Wetlands	1022.7	4.3%

**Table 2. Detailed Summary of Land Uses in Farmington, 2015**

# Farmington Master Plan

**Figure B - Existing Land Use (2015)**



### Legend

- Agricultural Land
- Commercial, Industrial
- Forest Land
- Outdoor and Other Built Up Land
- Residential
- Transitional Land
- Transportation, Communication, Utilities
- Vacant and Barren Land
- Water and Wetlands

### Basemap Legend

- Rivers and Streams
- Lakes and Ponds
- Conservation Land
- Parcels
- Roads**
- Class II - State
- Class V - Local
- Class 0 - Private
- Class VI - Not-Maintained



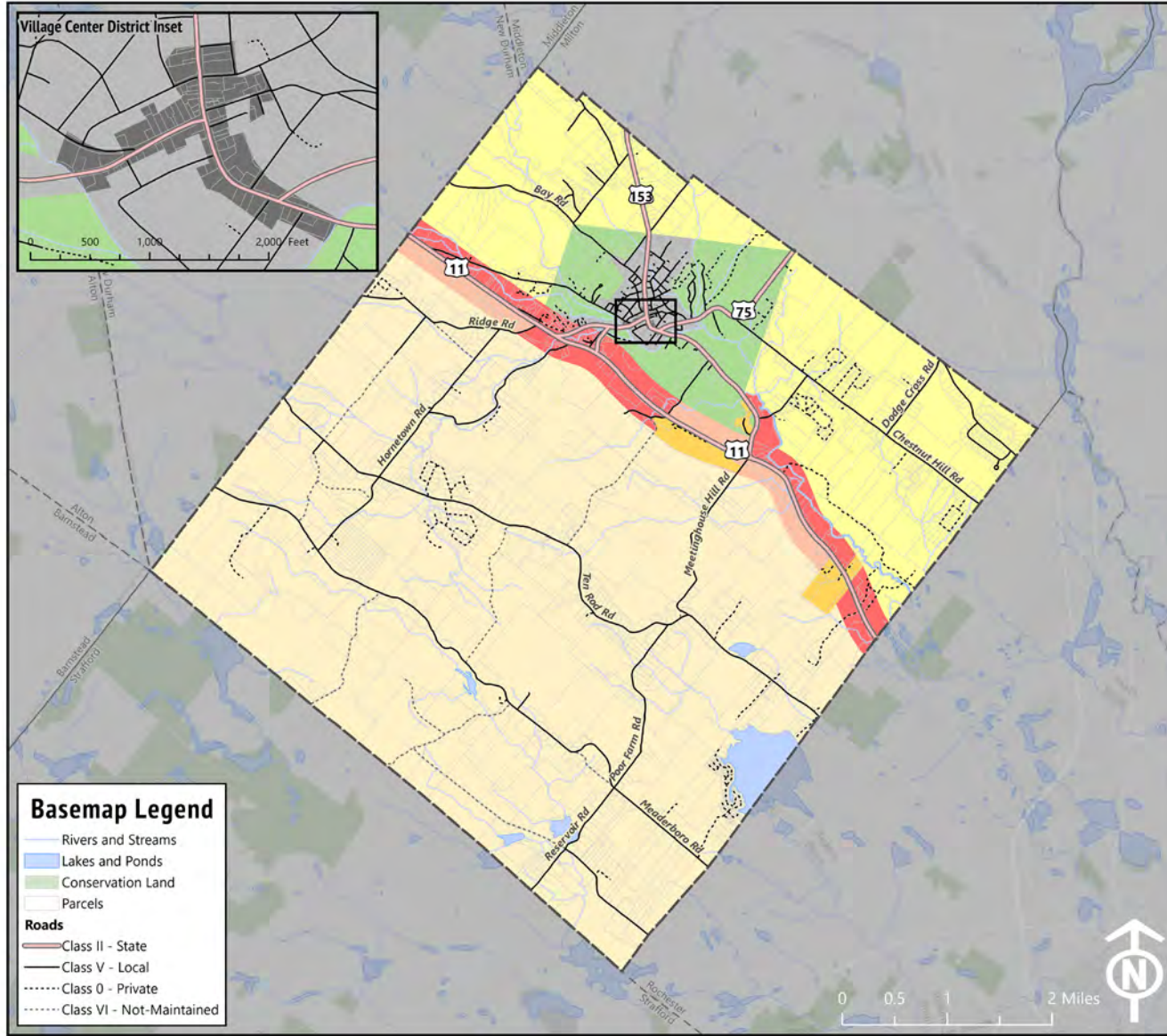
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 Regional Planning Commission  
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**Map Author and Date**  
 Author: Jackson Rand  
 Date: 4/26/2021

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**Figure B - Existing Land Use**



# Farmington Master Plan

Figure C - Current Zoning

### Legend

- Agricultural Residential (AR)
- Commercial Business (CB)
- Commercial/Industrial Business (CIB)
- Industrial Business (IB)
- Rural Residential (RR)
- Suburban Residential (SR)
- Urban Residential (UR)
- Village Center (VC)
- Water

### Basemap Legend

- Rivers and Streams
  - Lakes and Ponds
  - Conservation Land
  - Parcels
- Roads**
- Class II - State
  - Class V - Local
  - Class 0 - Private
  - Class VI - Not-Maintained

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Figure C - Current Zoning



A brief land use description of the three primary geographic regions follows:

**Village Center:** The Village Center and adjacent urban neighborhoods historically have been the hub of residential, commercial, governmental, educational and community functions. Residential development consists primarily of two-story homes on small lots, served by municipal water and sewer (thus allowing for higher density residential uses). The residential neighborhoods expand out from what may be considered a “traditional compact downtown” reflecting the small-town atmosphere of Farmington. Downtown serves as the anchor for the Town, with government offices, the Goodwin Library, and several retail offerings. The area contains a solid sidewalk network allowing for good walkability. Revitalization of the Village Center is a high priority for the community based on long standing concerns on its health and vitality. Community surveys, studies, and plans all emphasize the importance of the Village Center to the residents of the Town.

**Route 11 Corridor:** Route 11 is the major transportation route through Farmington, connecting the Seacoast Region of the State with the Lakes Region. The Corridor consists of several zoning designations that focus on Commercial Business, Commercial/Industrial Business, and Industrial Business – the districts which contain most of Farmington’s commercial development. The existing land uses are a mix of automobile-oriented retail and service, several restaurants, small retail and mixed industrial. The Corridor developed incrementally over the years, and community opinion is to continue to promote mixed-use development along the highway. Due to the nature of the development, there is no sense of visual quality to this stretch of highway which identifies Farmington as a unique community. There is no real “gateway” identification on which Farmington can utilize to capture through traffic business between the Coast and Lakes.

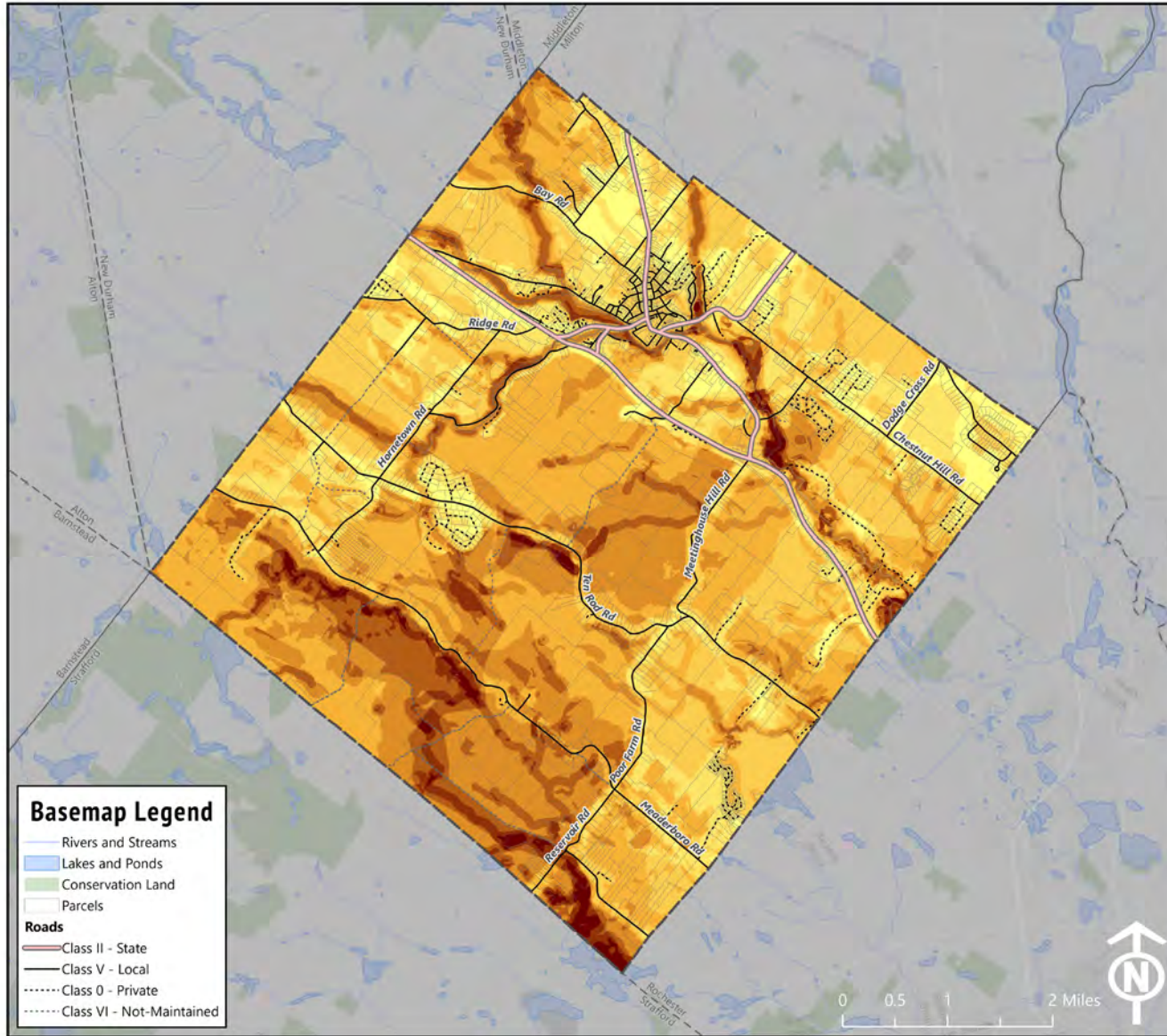
**Rural Lands:** Low density residential uses, some agricultural areas, forests, open space and undeveloped areas make up most of the acreage of the Town, and almost all the area south and west of the Route 11 Corridor. Additionally, the area north and northeasterly of the Village Center consists of low-density residential use. These lands also contain valuable natural resources and recreational opportunities. Community consensus through outreach efforts focuses on maintaining the current and future land uses in these areas as they are now designated.

## 2.C. Future Land Use

Farmington’s population growth has slowed considerably from past decades but is still increasing slightly from year to year. Community consensus is that new growth, both residential and commercial/industrial should be encouraged and that land use regulations and governmental entities should be welcoming and not burdensome. The primary issues identified through community outreach efforts relate to the following:

- *Route 11 corridor planning and locating most new commercial and industrial development. See also Chapter VIII – Transportation.*
- *Review of adequate areas zoned for residential, commercial, industrial and open space.*
- *Housing, residential density and keeping the existing zoning as it is now.*
- *The Village Center and how to bring back vitality and revitalization. See also Chapter IX – Economic Development.*
- *The status of gravel pit properties and potential redevelopment and zoning classification.*
- *Hazard mitigation through smart land use policies. See also Chapter III – Natural Resources, Conservation and Natural Hazards.*

The Strafford Regional Planning Commission (SRPC) has stated that updated aerial photography will likely be available from the NHDOT in 2021. This aerial photography, used in conjunction with natural resource co-occurrence mapping (See Chapter II - Figure D) will greatly aid in the development of a Farmington future land use map (See Actions 1 and 2).



# Farmington Master Plan

**Figure D - Ecological Resources**  
(Natural Resource Co-Occurrence)

## Legend

- High Level of Natural Resource Co-Occurrence
- Low Level of Natural Resource Co-Occurrence

**Natural resources included in the co-occurrence model are as follows:**  
 High quality soils, water resource conservation focus areas, wetlands, WAP high ranking habitats, WAP supporting landscapes, Connect the Coast wildlife corridors, conservation lands, TNC conservation focus areas, stratified drift aquifers, and 300 foot buffers of lakes, ponds, and streams

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Figure D - Natural Resource Co-Occurrence

## **GOALS**

---

Farmington, over the next decade, will:

1. Encourage development and redevelopment in areas that support smart growth principles with minimal impact on the natural environment, while protecting natural and cultural resources, agricultural lands, and utilizing the Town's existing infrastructure.
2. Encourage cluster residential and mixed-use development with adequate infrastructure that incorporates best management practices, including enhanced open spaces and access opportunities as permitted by private landowners and the Town.
3. Encourage mixed-use commercial, residential, institutional, and recreational uses in the Village Center.
4. Encourage well-designed and visually attractive mixed-use commercial and industrial development along Route 11 that minimizes traffic impacts.
5. Implement a user-friendly, cooperative and streamlined land use regulatory process that balances individual property rights with community values.

## **POLICIES**

---

1. The Future Land Use map shall guide future land use, zoning boundaries, and subdivision and site plan development decisions.
2. Zoning, subdivision, site plan, special area (for example, the Village Center District) and infrastructure construction regulations should reflect the Master Plan objectives.

## **ACTIONS**

---

1. Conduct an analysis or audit of the current zoning ordinance and development regulations to determine if they support land use objectives, and where appropriate propose necessary zoning amendments. Funding sources such as Plan NH grants and UNH Municipal Assistance grants should be sought.
2. Review the status of existing gravel/earth material sites and determine plans for future reclamation and appropriate zoning and redevelopment opportunities.
3. Provide resources for staffing and professional capacity to assist the Planning Board and decision-makers to undertake recommended actions.
4. Seek assistance from the Strafford Regional Planning Commission to develop a future land use map based on land suitability and natural resources co-occurrence mapping.

## Chapter III — Natural Resources

### 3.A. Introduction

This Chapter addresses the conservation, preservation, protection and utilization of the Town’s natural resources while planning for hazard mitigation, resiliency and energy conservation.

Natural resources are defined as material components that exist without actions of humankind. These can then be categorized as either renewable or non-renewable. Renewable resources, such as sun light, air, wind, organic materials and water, can be replenished naturally. Non-renewable resources, including but not limited to earth materials and fossil fuels, are considered such because the rate of consumption exceeds the rate of replenishment and recovery.

Farmington is primarily a rural community with significant natural resources consisting primarily of surface water and groundwater, agricultural areas, forests, wildlife habitats and earth materials such as sand and gravel. Planning for compatible future land uses is essential for both Farmington and its relationship relative to the natural systems in surrounding communities.

### 3.B Overview - Natural Resources in Farmington

**Climate:** According to the National Weather Service (NWS) “climate” is simply the description of the long-term pattern of weather in a particular area. “Weather” is what the conditions of the atmosphere are over a short period of time, such as temperature, humidity, precipitation, cloudiness, brightness, wind and atmospheric pressure (high and low) over minutes to months. “Climate change” considers the changes in long-term averages of daily weather.

Farmington’s climate is typical of Northern New England and weather conditions can change quickly. Climate data for Farmington can be found on the National Oceanic and Atmospheric Administration (NOAA) website [www.noaa.gov/weather](http://www.noaa.gov/weather) .

Climate and weather conditions play a significant role in land use planning. Locally, such conditions as flooding, tropical storms and hurricanes, severe winters, severe temperatures, and drought can impact the community when they occur. Additional detailed information and study can be found in the Multi-Hazard Mitigation Plan Update 2018, Town of Farmington, NH; by the Town of Farmington with the Strafford Regional Planning Commission. [www.trafford.org/cmsAdmin/uploads/hazmit-](http://www.trafford.org/cmsAdmin/uploads/hazmit-)

*“What we said . . .”*

*“When I get home at night and see the open spaces around my house and the trees and forests of Farmington, I’m happy.”*

*“Conservation and natural resource protection, and the Town’s natural beauty, are important.”*



**Topography:** Topography describes the surface features of the land relative to shape, relief, and location of natural features and is generally expressed as elevation (height above mean sea level) and slope (change in vertical distance over horizontal distance). An area's topography affects several natural processes, such as weather and climate, drainage, erosion, wind patterns and vegetation. These processes affect land use.

The topography of Farmington consists mostly of rolling hills east and west of the Cocheco River Valley. The highest point in Farmington is Blue Job Mountain at 1,357 feet above sea level and the lowest point is approximately 235 feet above sea level on the Cocheco River at the Farmington/ Rochester town line.

There are several low mountains in the western part of Town, including Nubble, Hussey and Chelsey Mountains. Figure E shows Farmington's topographic slope conditions at intervals of 0-15%, 15-20%, and slopes over 25%. Although the majority of Farmington's area consists of slopes less than 15%, the steeper the slope requires greater consideration of the impacts of changing the use of the land and best management practices (BMP) should be utilized.

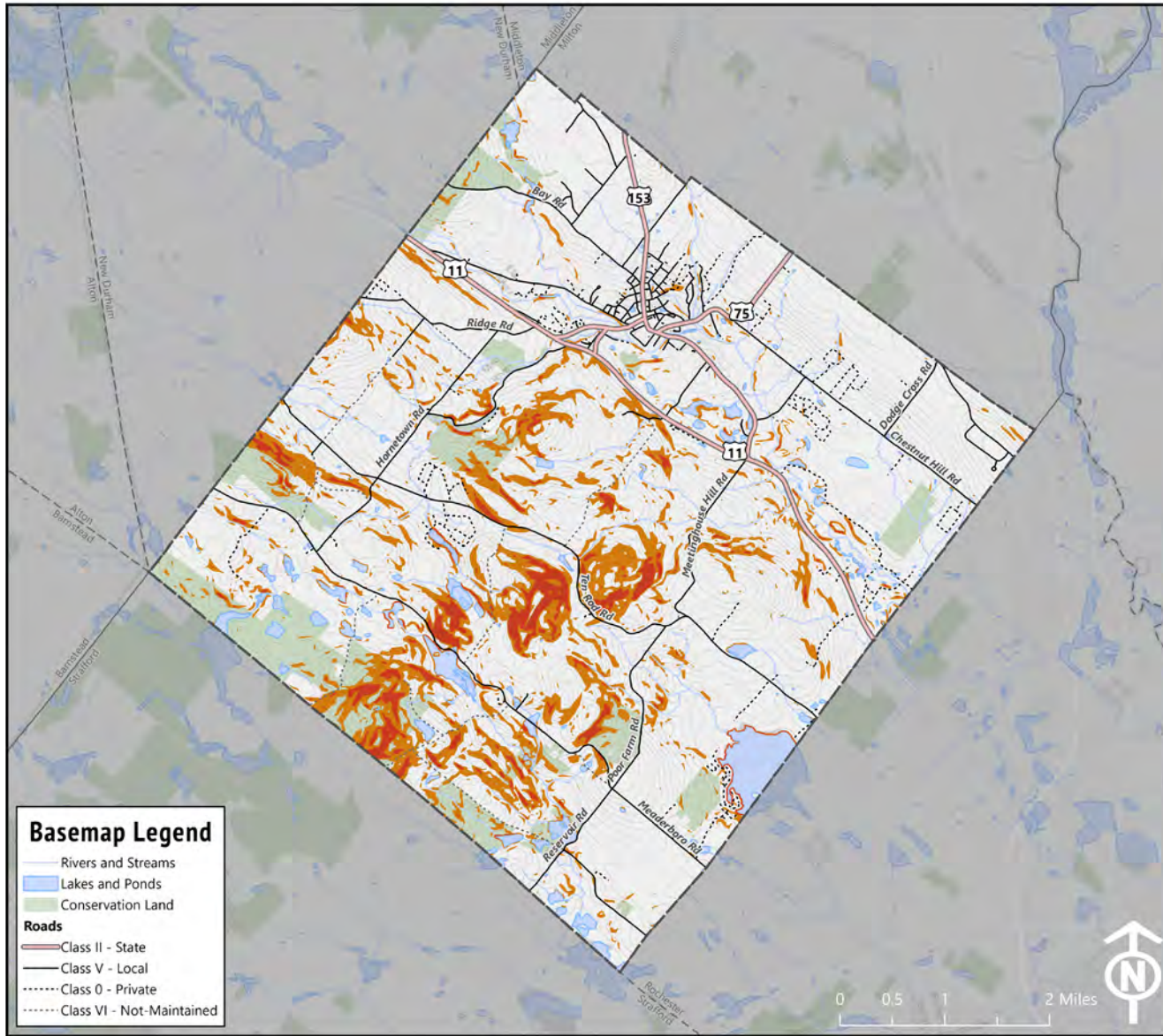
**Geology:** The geologic history of Farmington and the region provides the foundation for many natural resources and systems, including but not limited to topography, groundwater, drainage patterns, soils and earth materials such as sand and gravel. The bedrock geology of Farmington consists primarily of igneous rock such as granite and metamorphic rock such as schist. Surficial geology consists of the deposits above the bed rock (excepting soils) and is primarily made up of unconsolidated, loose conglomerations of rock fragments. In Farmington these deposits are the result of glaciation, the advancing and retreating of glaciers. Two major types of material were deposited from this process, till and glacial outwash deposits.

Outwash deposits are principally the sand and gravel deposits that line the Town's rivers and serve as major groundwater recharge areas. Sand and gravel are valuable earth material economic resources. Protecting sand and gravel resources for future commercial and municipal use is critical. Sites that have been mined and reclaimed may provide important redevelopment or open space preservation opportunities.

**Soils:** Seventy-four of the 1,000 different soil types found in New England appear in Farmington. Soil data provides the information necessary to determine what type of development land is capable of. Each soil mapping unit in New Hampshire, and as follows in Farmington, has been rated for its ability to support residential or commercial development based on water quality and pollution potential. The State of New Hampshire regulates the minimum lot size for development, with on-site septic systems, when municipal water and sanitary sewer service is not available to serve the intended development.

Also important to Farmington, economically and environmentally, is the protection, preservation, and proper utilization of important farmland soils. Figure F, Soils, delineates generally those areas in Town that are considered "Prime Farmland", "Farmland of Statewide Importance", and "Farmland of Local Importance".

Soils information for Farmington can be found in the Soil Survey of Strafford County, New Hampshire, found at [www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/new\\_hampshire/straffordNH1973/strafford.pdf](http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/new_hampshire/straffordNH1973/strafford.pdf).



# Farmington Master Plan

Figure E - Topography

### Legend

- 20 Foot Contours
- Slope**
- 0 - 15%
  - 15 - 25%
  - > 25%

**Basemap Legend**

- Rivers and Streams
- Lakes and Ponds
- Conservation Land

**Roads**

- Class II - State
- Class V - Local
- Class 0 - Private
- Class VI - Not-Maintained

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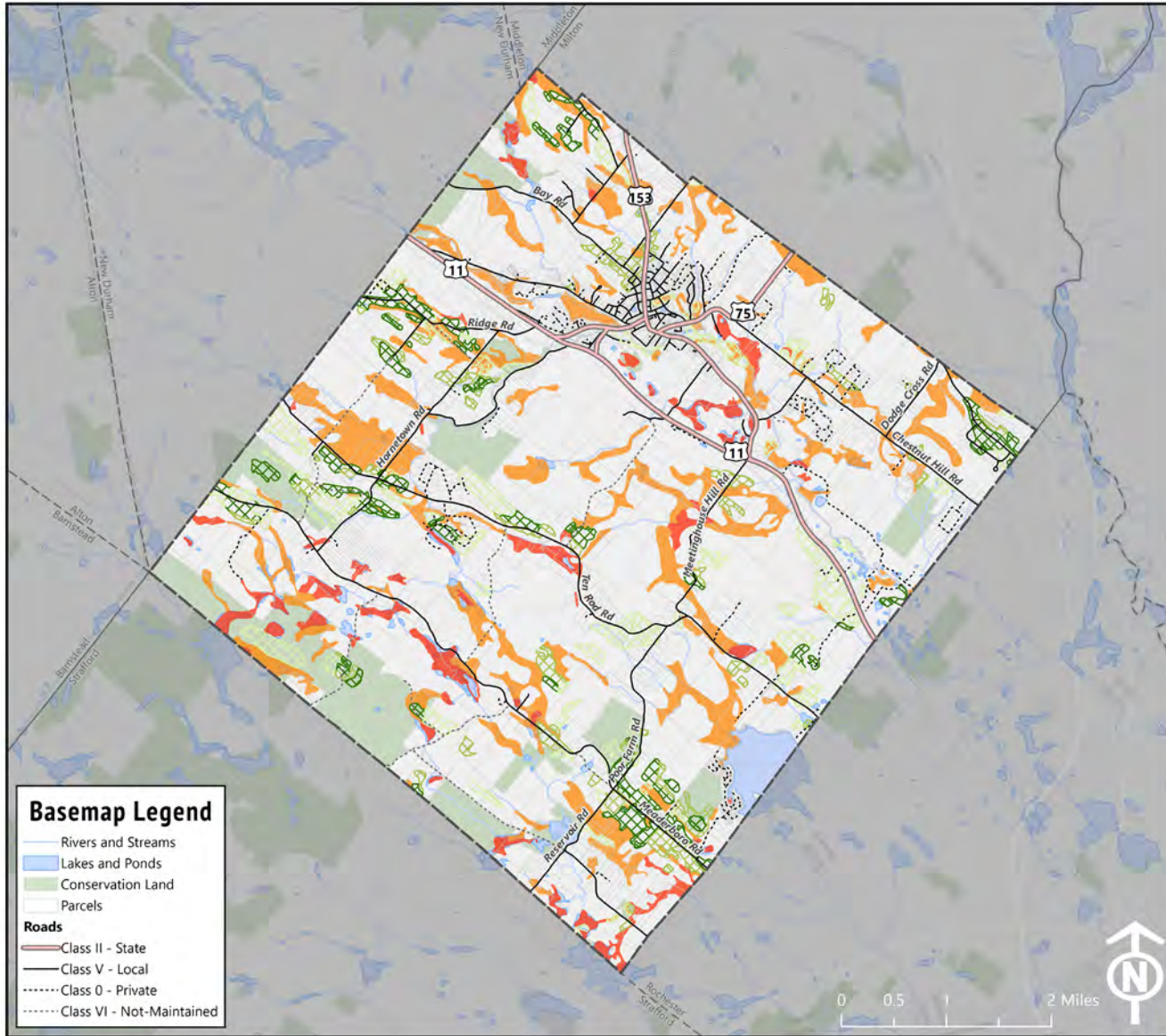
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Figure E - Topography



# Farmington Master Plan

Figure F - Soils

## Legend

- Farmland Soils**
- Prime Farmland
  - Farmland of Statewide Importance
  - Farmland of Local Importance
- Soil Drainage**
- Poorly Drained
  - Very Poorly Drained

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Figure F - Soils

**Wetlands:** Wetlands, as defined by the NH Department of Environmental Service, the US Environmental Protection Agency, and the US Army: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

The Farmington Zoning Ordinance contains a Wetlands Conservation Overlay District (Section 4.02) which further defines “Wetlands” as possessing three essential characteristics: hydrophytic vegetation, hydric soils and wetland hydrology. The Overlay District designates protective measures for Class One, Class Two or Class Three wetlands. Classes One and Two merit protection due to their significance. Wetland buffers are required of no more than one-hundred (100) feet depending upon the Class. The Overlay District is a comprehensive approach to Farmington’s regulatory wetland protection values.

As is customarily acknowledged and scientifically proven, wetlands perform a critical function in pollution control, groundwater and aquifer recharge, habitat (flora, fauna, wildlife) protection, and flood water storage.

Figure G, Surface Water shows generally those wetland areas delineated by the National Wetlands Inventory Maps of New Hampshire. Additional, site specific delineations may be found in the files of the Farmington Community Development Office.

**Groundwater and Aquifers:** A large stratified drift aquifer lies underneath the Cocheco River. Overlaying this aquifer and a larger area are Farmington’s Wellhead Protection Districts. See Figure H.

**Surface Waters and Riparian Areas:** Surface waters in Farmington include Baxter Lake, Rochester Reservoir, Oxbow Pond, Nubble Pond and numerous unnamed bodies of water. It is important to note that the Rochester Reservoir is one of the primary surface water drinking water supplies for the City of Rochester, which according to 2019 data consumed roughly 744 million gallons of drinking water from both the Reservoir and Round Pond (Rochester). The major rivers and streams include the Cocheco River, Mad River, Berry’s River and Rattlesnake River. The Cocheco River has been designated into the [NH Rivers Management and Protection Program](#). State designation requires that communities manage and protect the river’s values and characteristics through the local development of river corridor management plans for shorelines and adjacent lands to protect river resources (Chapter 483 New Hampshire Rivers Management and Protection Program).

Farmington’s Zoning Ordinance contains regulatory measures for the protection of surface waters within the Town – including Sections 4.01 (Groundwater Protection Overlay District), 4.02 (Wetland Conservation Overlay District), 4.03 (Waterfront Protection Overlay District), 4.04 (Floodplain Protection Overlay District) and 4.05 (Lancelot Shores Overlay District)

**Wildlife Habitats:** Figures I and J show areas in Farmington that are classified by Ecological Resource and Ecological Resource Habitat, respectively. This data indicates landscape locations that allow for analysis of wildlife habitat obtained from NH State GRANIT data. April 2020 data for Farmington can be found at [www.wildlife.state.nh.us/maps/wap.html](http://www.wildlife.state.nh.us/maps/wap.html).



# Farmington Master Plan

Figure G - Surface Water

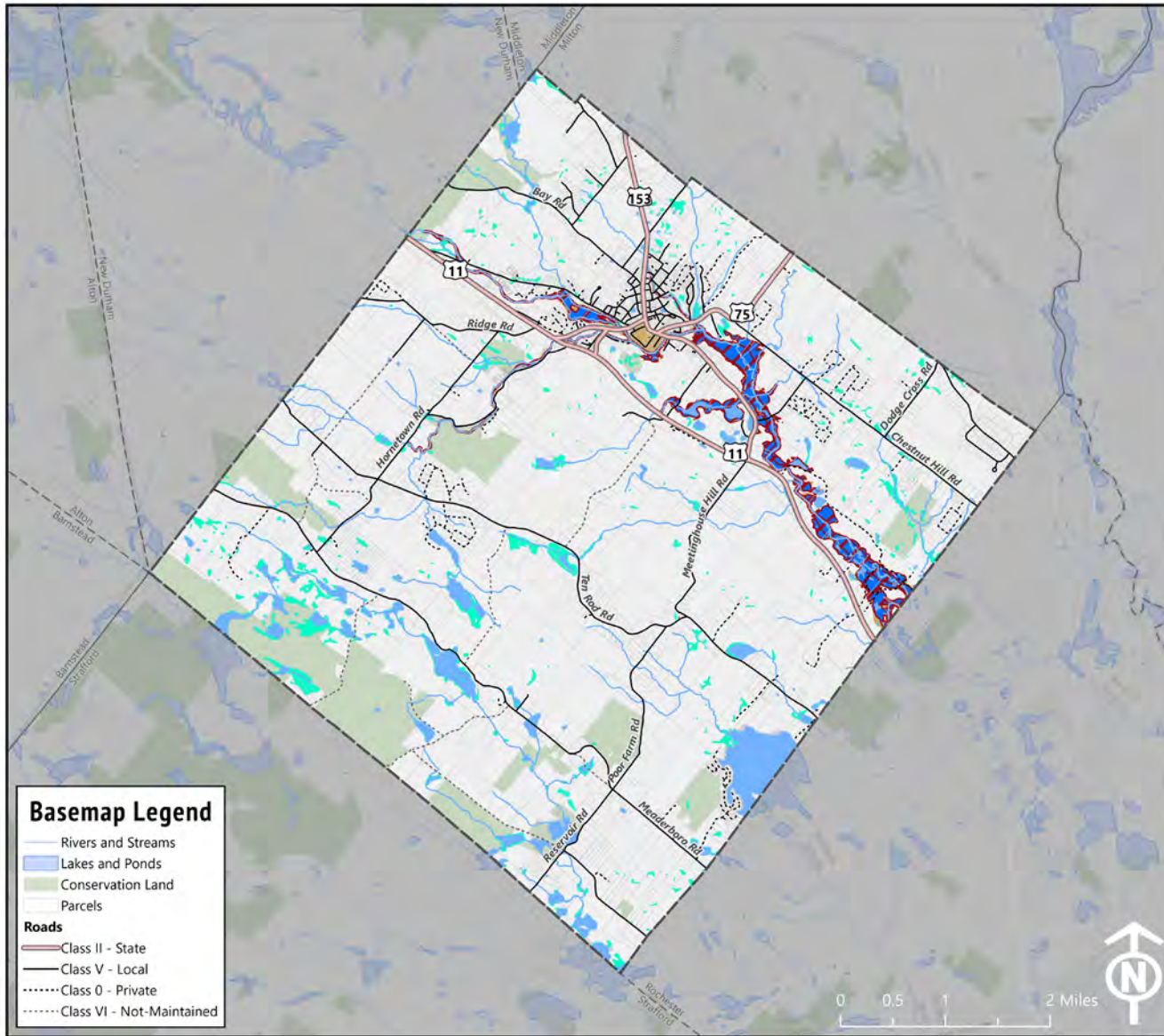


Figure G - Surface Water

## Legend

- Lakes and Ponds
- Rivers and Streams
- FEMA Regulatory Floodway (May 2005)
- FEMA 100-Year Flood Zone (May 2005)
- FEMA 500-Year Flood Zone (May 2005)
- Wetlands

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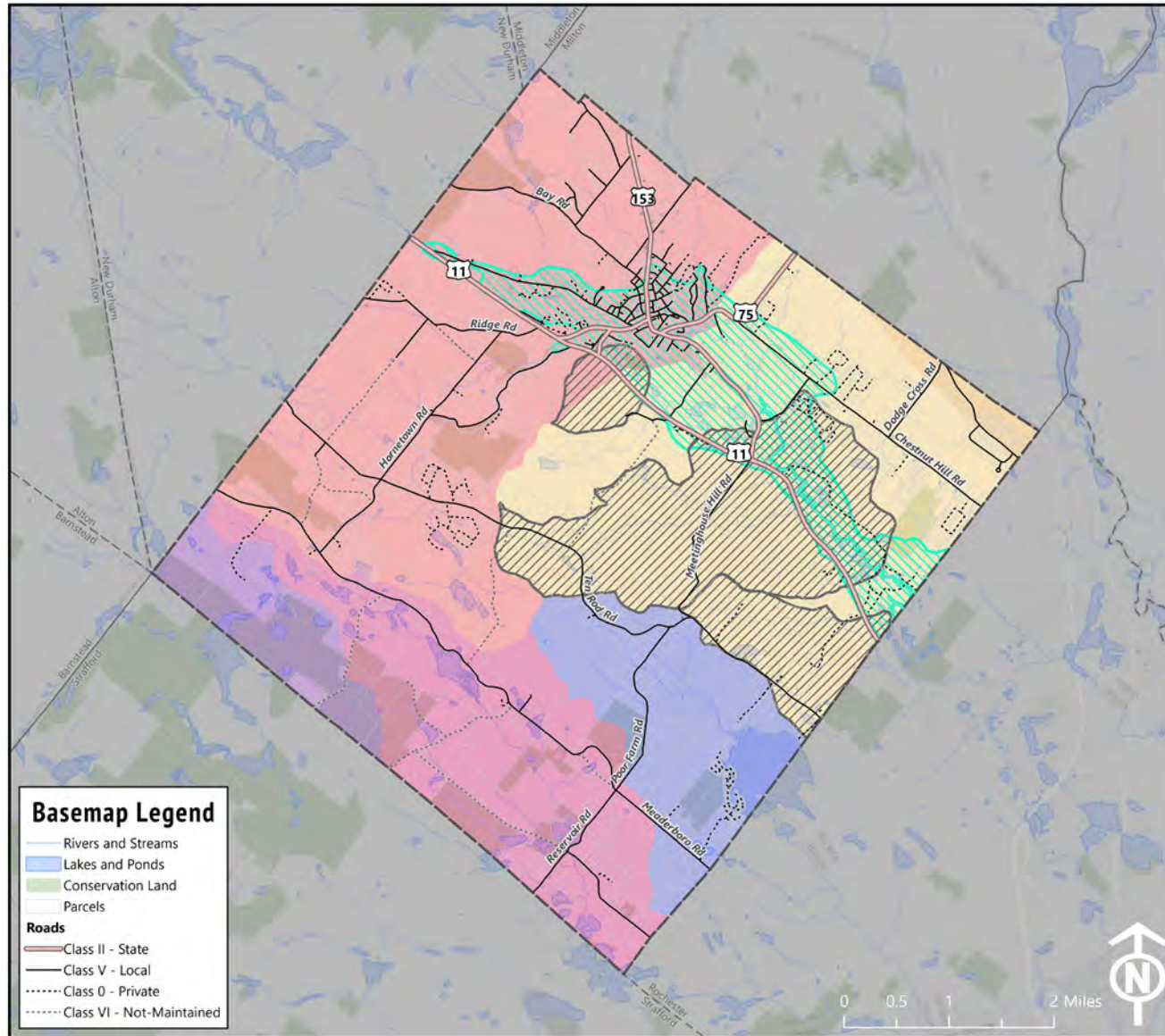
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**Basemap Legend**

- Rivers and Streams
- Lakes and Ponds
- Conservation Land
- Parcels

**Roads**

- Class II - State
- Class V - Local
- Class 0 - Private
- Class VI - Not-Maintained

# Farmington Master Plan

Figure H - Groundwater

**Legend**

- Wellhead Protection Areas
- Stratified Drift Aquifers

**Watersheds**

- Axe Handle Brook
- Big River
- Long Pond
- Upper Cochecho River
- Middle Salmon Falls River
- Middle Cochecho River

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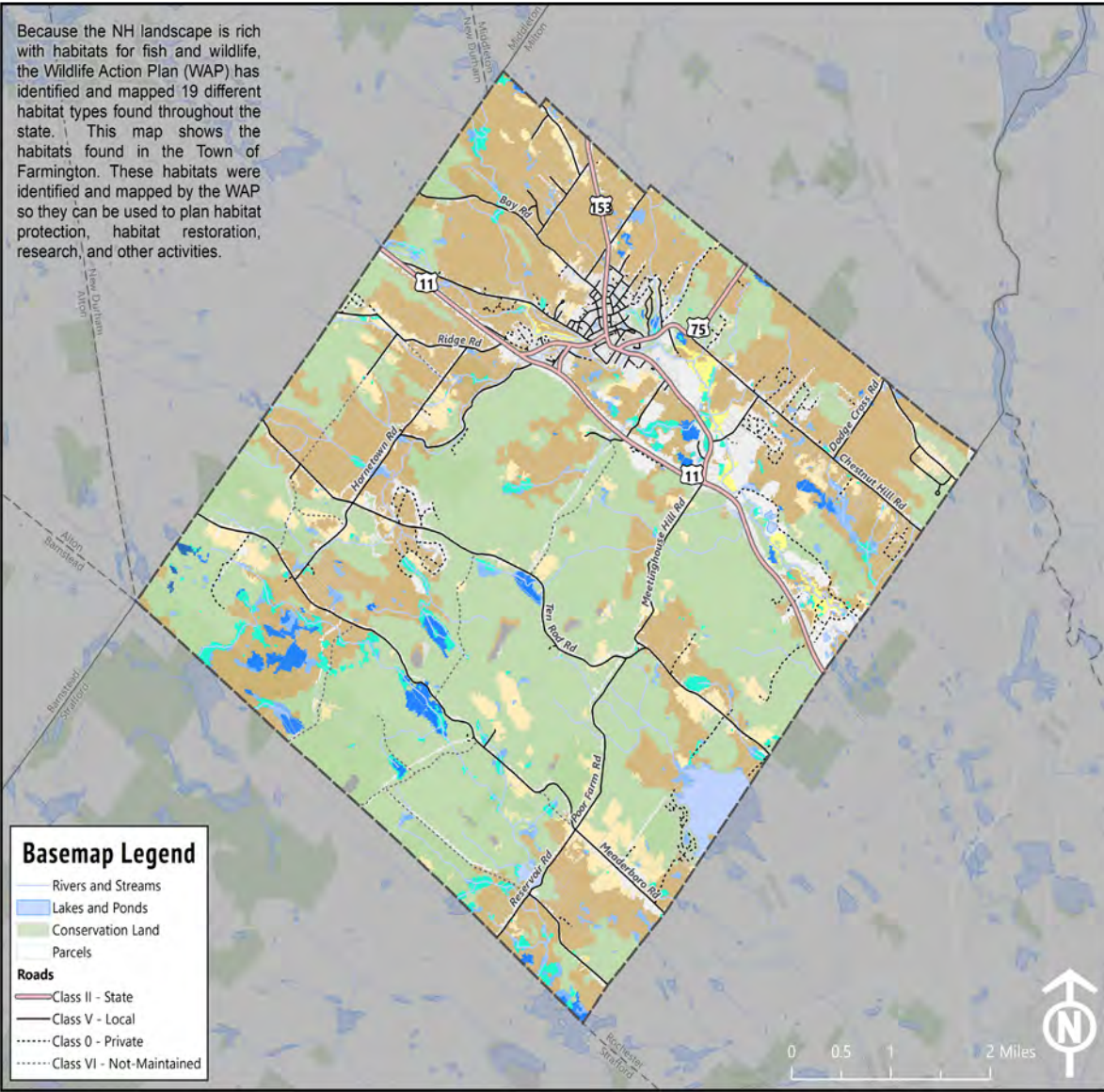
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Figure H - Ground Water



# Farmington Master Plan

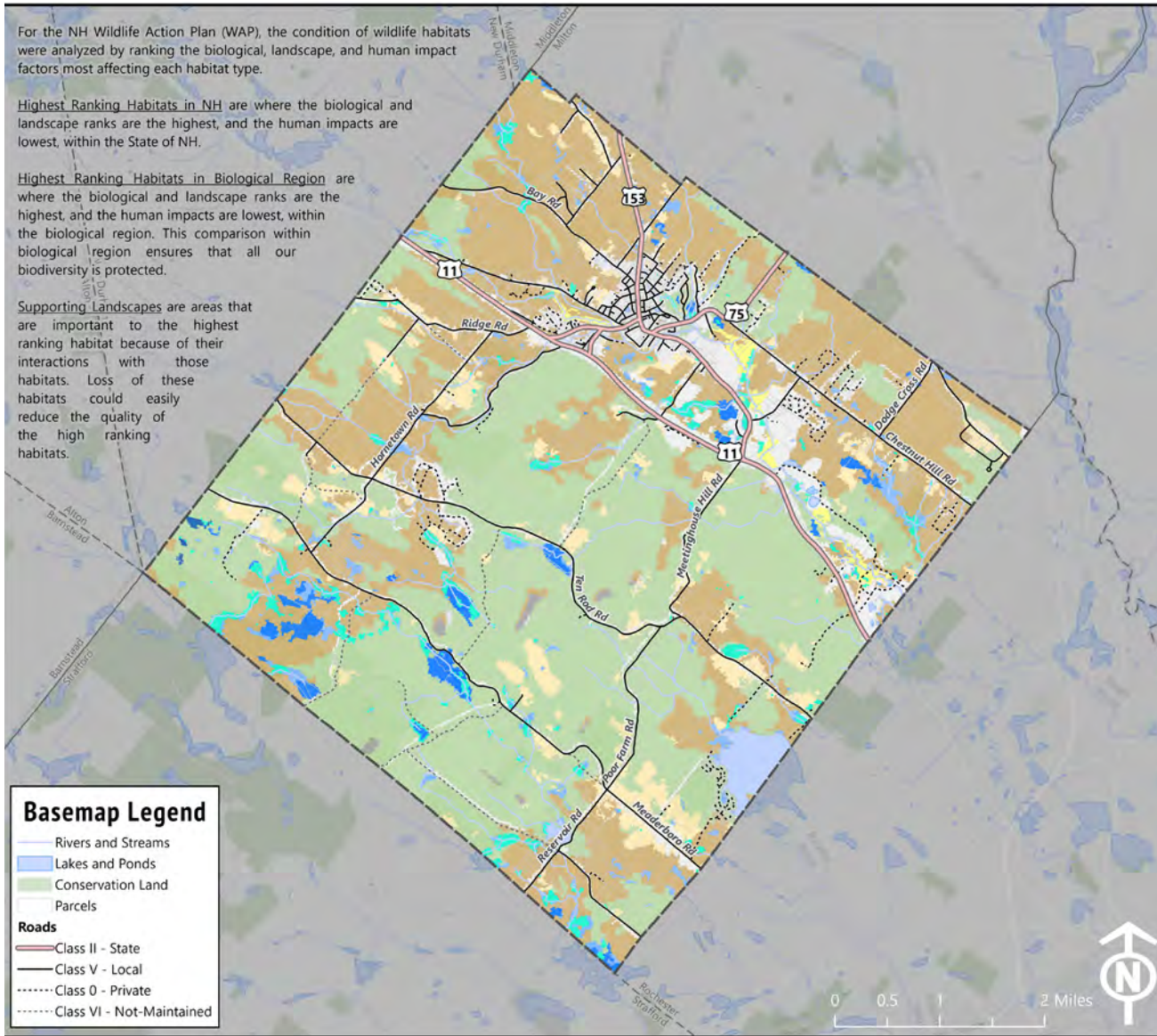
*Figure I - Ecological Resources (Habitats)*

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**Figure I - Ecological Resources (Habitats)**



# Farmington Master Plan

*Figure J - Ecological Resources  
(Habitats by WAP Tier)*

### Legend

- Appalachian Oak-Pine
- Cliff and Talus
- Floodplain Forest
- Grassland
- Hemlock Hardwood-Pine
- Open Water
- Northern Swamp
- Peatland
- Rocky Ridge
- Temperate Swamp
- Wet Meadow/Shrub Wetland



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**Figure J - Ecological Resources (Habitats by WAP Tier)**

### 3.C. Conservation

Land conservation is a deeply ingrained philosophy in Farmington. Conservation of critical natural resource areas is a widely accepted practice. The Farmington Conservation Commission works to preserve Farmington's waterways and natural open spaces, including three of the Town's largest open space properties – Town Forest on Bay Road, The French Property on Hornetown Road, and the Dubois Property.

The Conservation Commission is active in educational efforts and public outreach. The volunteer citizen group works closely with regional organizations such as the Moose Mountains Regional Greenways. Additional information on these two organizations can be found on Facebook and town websites.

### 3.D. Natural Hazards and Natural Hazard Mitigation

The Multi-Hazard Mitigation Plan Update 2018, Town of Farmington, NH, prepared by the Strafford Regional Planning Commission, [www.strafford.org/cmsAdmin/uploads/hazmitplans/Final\\_Farmington\\_Update\\_091018\\_Reduced.pdf](http://www.strafford.org/cmsAdmin/uploads/hazmitplans/Final_Farmington_Update_091018_Reduced.pdf) is a thorough and comprehensive document that includes a community profile, asset inventory, vulnerability analysis of structures and Town assets, floodplain information, and mitigation strategies for many potential and possible natural hazard occurrences.

The Plan also includes a section on public health threats, which when written (and still currently critical) did not know the impact that such pandemic situations as Covid-19 in the 2020 would create. At the time of the writing of this Master Plan there will still need to be community-wide planning on this public health threat.

## GOALS

Farmington, over the next decade, will:

1. Protect its natural resources, including surface water and groundwater wetlands and vernal pools, topographic features and slopes, geology and soil, forests and agricultural lands, and wildlife habitat while accommodating desired growth and development with innovative development practices.
2. Encourage and support the use of energy conservation measures, clean energy alternatives, efficient transportation options, recycling and performance-based building codes.
3. Foster effective conservation actions by encouraging open space preservation and educating the public on the values of conservation.
4. Increase public access to existing conservation lands.

## **POLICIES**

1. Ensure that local land use regulations protect the Town's natural resources.
2. Implement municipal policies that incorporate energy conservation, clean energy alternatives, and recycling.
3. Support development of hiking trails on private properties where applicable.

## **ACTIONS**

1. The Conservation Commission will seek local and regional conservation and recreation groups that share the Town's goals, and invite these citizen groups to see how shared initiatives can be coordinated and enhanced.
2. The Town will encourage cooperation between appropriate organizations, individuals and landowners to achieve connections between conserved lands – as can be seen on the Village Center Fire Department redevelopment concepts.
3. The Planning Board, in collaboration with the Conservation Commission, will review the existing Zoning Ordinance and Subdivision and Site Plan regulations, and propose appropriate modifications if needed, to protect natural resources such as important farmlands, riparian habitat, and forested areas.
4. Investigate ways to promote public access to private conservation lands while protecting and respecting landowner property rights. Examples include, but are not limited to:
  - Using social media
  - Improving the Town's website
  - Developing maps and/or brochures
5. Promote access connections between public and private lands where practical and permissible.
6. Investigate new funding opportunities to raise monies needed for the purchase of new conservation lands and to keep up with existing maintenance needs (e.g., trail repair, new connections, trailhead kiosks, etc.) to avoid relying solely on the land use change tax. Additional funding will help provide match for future land protection grants that may become available.
7. Develop and maintain hiking trails on Town-owned properties (e.g., Town Forest, Dubois, etc.).
8. Host a listening session to develop ideas for designing a learning center at the old water tower on the McCarthy Trail.

## Chapter IV — Cultural and Historic

### 4.A. Introduction and Existing Cultural and Historic Resources

In seeking new investment, new tax-base and new residents, one asset that Farmington offers is its history, and the authenticity of its built environment. Farmington is not an imaged New England village that is the goal of recent-to-market “New Urbanism” developments. It is the “real thing”, with an authentic village center and physical development pattern. Structures and sites from earlier periods of Farmington’s history visually represent the community’s unique development and growth. These resources contribute to the Town’s traditions and culture and provide continuity between generations of residents. Historic sites and structures are but one part of the Town’s total environmental resources, and like many others, are nonrenewable. They can be preserved or taken away with a single action. Farmington is fortunate to have many surviving historic and cultural resources and protection of these is a high priority community value. Additionally, the Town’s numerous events, celebrations, and organizations add to the Town’s cultural fabric and assist in building and maintaining civic pride and identity. “Hay Day” is a yearly celebration that includes adult and children’s activities and entertainment. Maintaining, restoring, reusing historic and culturally important properties can preserve neighborhood character, protect the property tax base by maintaining or increasing value, and attract business seeking a high quality of life and sense of place.

Developing a plan for the Town’s future would not be complete without incorporating its past. That is why the following statement is included in the Town’s Vision Objectives:

*“Farmington...will work towards becoming a **THRIVING** community that actively works to enhance a quality of life based on...protection of its natural, cultural, and historical resources.”*

### 4.B. Farmington

The Farmington Historical Society is a key resource in providing programs, events, and research opportunities in furthering the preservation and protection of Farmington’s history and culture. The Society operates The Museum of Farming History with a large and diverse collection of photos, documents and artifacts that cover the many periods of Farmington’s history.

The Society’s website ([www.farmingtonnhhistory.org](http://www.farmingtonnhhistory.org)) provides a brief history of the Town, noting that native Abenaki people called the area “Chemung” – meaning “canoe place”. The first European settlers arrived in the 1770s and the local area was considered the Northwest Parish of Rochester, and residents were heavily taxed as part of Rochester even though poor roads and distance made it difficult for residents to travel to Rochester. The local citizens thus petitioned to incorporate and the separate township of Farmington was granted in December 1798.

*“What we said . . .”*

***“Downtown has a unique historical aspect, old buildings, historic architecture.”***

***“New development should reflect Farmington’s historical and architectural heritage when practical.”***

***“The library is a treasure.”***



The Town initially was an agricultural community, but industry developed in the 1800s due to the existence of water power from the local rivers. The present Village Center developed near these rivers and was a thriving commercial center supporting the local economy. Shoe manufacturing grew to be the principal industry, with the last shoe manufacturing facility closing in 1991. Farmington, as the website's history states "Through good and bad times, its generations of loyal residents remained strong and supportive of one another, with deep pride in the past accomplishments and optimism for the future."

There are currently two Farmington listings on the National Park Service's National Register of Historic Places:

The Farmington Town Pound on Ten Rod Road, listed in 1993  
The First Congregational Church, 400 Main Street, listed in 2018

There are also three locations listed on the NHDHR State:

The First Congregational Church, 400 Main Street, listed in 2017  
The Goodwin Library, 422 Main Street, listed in 2014  
The School Street School, School Street, listed in 2020

Additionally, there are several local historic assets, including:

The Historical Society Civil War Cannons, James Edgerly Memorial Park  
Old Town Hall, Main Street  
Henry Wilson Historic Marker, Route 153 (north side of the entrance to the Farmington Country Club)

#### 4.C. Protect, Preserve and Manage Cultural and Historic Resources

Historic and cultural structures and sites are continually under threat from new development, redevelopment, lack of maintenance and disrepair. Additionally, the significance of these resources is very often unknown or not identified. It is essential, when and where appropriate and feasible, to utilize available tools to inventory and protect significant sites and structures.

The Goals, Policies and Actions contained in this Chapter will assist the Town in preserving and protecting its past for the benefit of the Town's future. Additionally, the resources listed below provide valuable links to resources and assistance:

- [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr) New Hampshire Division of Historical Resources
- [www.nps.gov/subjects/nationalregister](http://www.nps.gov/subjects/nationalregister) National Register of Historic Places (National Park Service)
- [www.farmingtonnhhistory.org](http://www.farmingtonnhhistory.org) Farmington Historical Society



## **GOALS**

Farmington, over the next decade, will:

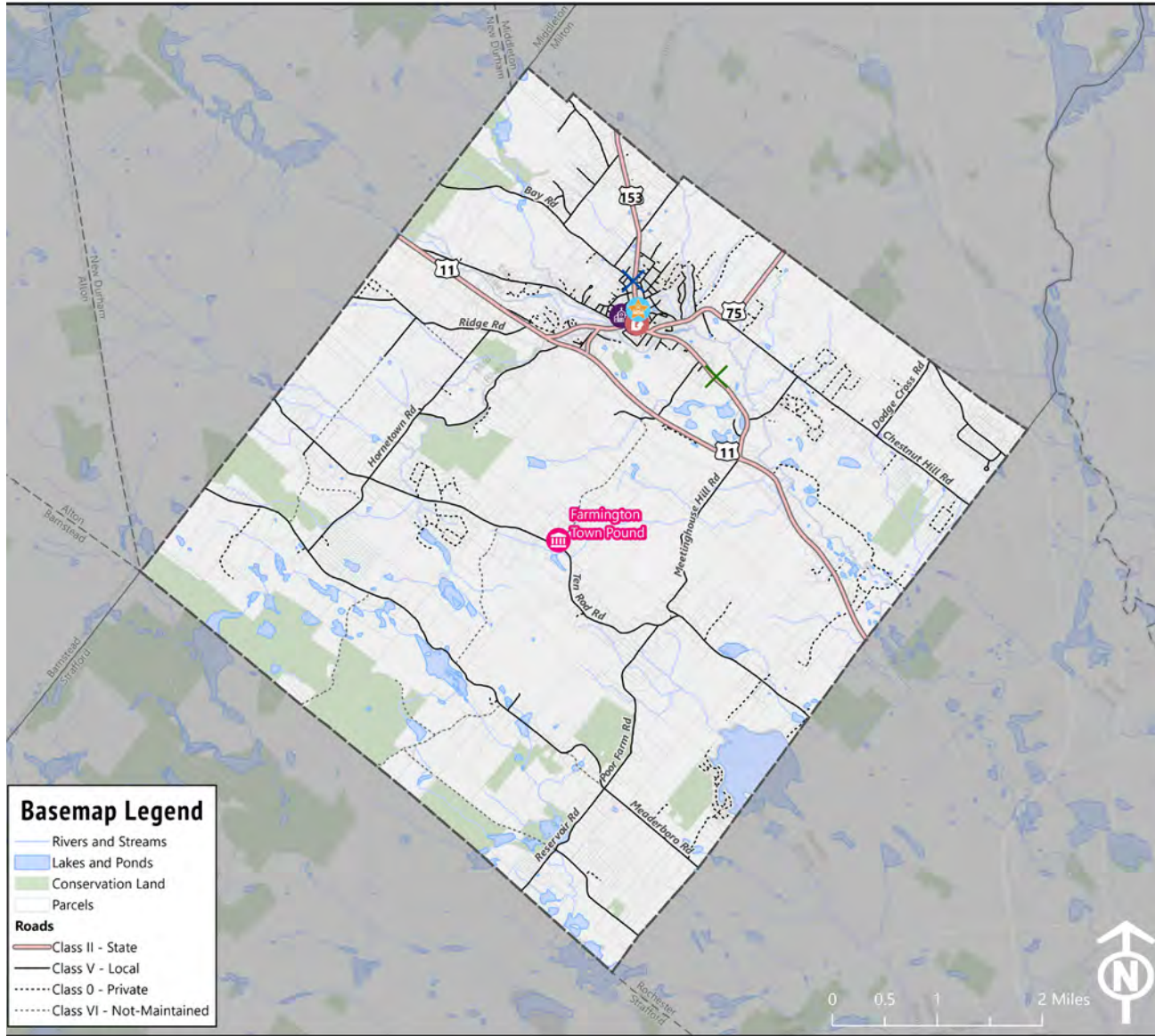
1. Strive to remain true and authentic to its cultural and historic heritage.
2. Recognize the need to enhance, preserve and utilize the Town's unique resources to foster the identity, economy and a better future for the community.
3. Encourage uses and designs that enhance Farmington's heritage.

## **POLICIES**

1. Utilize best practices that encourage and provide incentives for appropriate redevelopment of historic and authentic structures and places.
2. Encourage public/private partnerships to protect, preserve or re-utilize key sites and places.
3. Be prepared to assist owners in finding assistance in utilizing available federal and state tax credit.

## **ACTIONS**

1. Enlist and include local historic groups, organizations and individuals to participate in the implementation of historic and cultural objectives and policies.
2. Investigate funding sources and grant programs, such as LCHIP, to help support historic and cultural resources.
3. With these local historic and state historic resources and groups, assemble existing inventories and utilize available technical assistance.
4. Work with local preservation groups, the NH Preservation Alliance, State Divisions of Historic Resources to identify and prioritize sites to protect, preserve, redevelop and re-purpose. Adopt strategies that can be accomplished with public and private participation.
5. The Town will encourage developers to utilize the Town's architectural guidelines, especially in the downtown Village District, to preserve historic character.
6. Support local institutions, such as the Farmington Historical Society and the Goodwin Library, and events such as Hay Day in their roles as cultural resources.



# Farmington Master Plan

*Figure K - Cultural and Historical Resources*

## Legend

-  Old Town Hall
-  Historical Society Civil War Cannons
-  Henry Wilson Historic Marker
-  Libraries
-  Churches
-  National Register of Historic Places

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Figure K - Cultural and Historical Resources

## Chapter V — Community Facilities

### 5.A. Existing Facilities, Services and Infrastructure

The type and adequacy of facilities and services a town provides affects how well it may function. Added levels of service required by residential, commercial, and industrial development places increased demands on these facilities and services. For example, school capacity and enrollments may be affected, greater volumes of solid waste must be managed, and more calls are made to emergency service providers. Roads require continual maintenance and upgrading, as do municipal water and sewer services. Communication services, especially the reliance and demand on adequate Broadband Internet access, are becoming increasingly critical.

It is necessary for Farmington to plan for the public facilities and services provided for its residents and business community, both currently and in the future. In New Hampshire, the required plans for guiding growth are the community's master plan and capital improvements plan (CIP). The master plan is advisory and is intended to address a ten-year planning horizon. The CIP, is also advisory and updated annually, looks out at six-year intervals. Farmington, through this current master plan update and its existing formalized capital improvements planning process, is undertaking this necessary planning.

This chapter does not provide the financial analysis for capital improvements – these are found in the CIP as improvements as planned for implementation. Additional ongoing discussion between elected officials, town administration, department heads and the public will determine priorities for improvements over the next decade. The existence of a municipally-owned infrastructure is a significant asset for the community as it seeks investment.

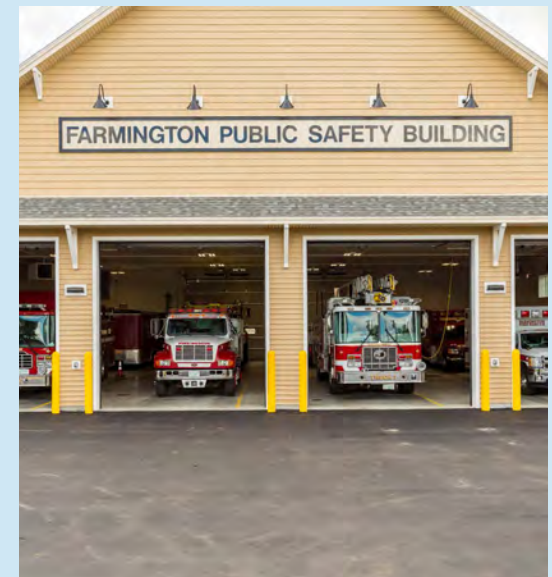
### 5.B. Existing Facilities and Services

**Police Department:** The Farmington Police Department, as of June 2020, consists of both full-time and part-time officers, administrative staff, and legal support. The 2005 Farmington Master Plan noted that a new energy-efficient public safety building was tentatively planned for 2010. This facility was not approved for construction until 2016 and became operational in 2017. The Farmington Public Safety Building houses the Police and Fire Rescue Department and is located at 160 Main Street, just outside the Village Center District on NH Route 153. The new facility is a source of great pride for the community and consists of 19,900 square feet and was constructed at a cost of approximately \$2.36 million.

*“What we said . . .”*

*“We need to address infrastructure such as lighting, clean streets, potholes, trash cans, more convenient parking, street improvements, sidewalks, signs on Rt 11...”*

*“The new Public Safety Building is a point of pride within the community and should set the tone for all civic improvements.”*



**Fire Rescue Department:** In March 2017, the Farmington Fire Rescue Department relocated from the 1976 Fire Station on Main Street downtown to the new Public Safety Building (160 Main Street), sharing the facility with the Police Department. This Department is responsible for fire, rescue and ambulance services to the Town, and proactively conducts life safety and heating inspections and community education relative to fire prevention.

**Public Works Department:** The Public Works Department, located at 14 Baldwin Way, is charged with maintaining and preserving the municipal infrastructure of Farmington, including roads, drainage systems, sidewalks, municipal buildings, solid waste management, and water and sewer utilities. The Public Works Department is comprised of the following departments: Highway, Water, Wastewater, Solid Waste/Transfer Station, and Stormwater Management.

**Town Administration:** The historic Main Street School, 356 Main Street in the downtown, was renovated in 2002 to house administrative services and public meeting rooms. The facility is an anchor for the downtown and is the location of public meetings and municipal offices.

**Town Hall:** Constructed in 1881, this location serves as the location of the Parks and Recreation Department office as well as providing gym space, voting location, and utilized for a variety of activities and programs, including but not limited to basketball, volleyball, senior citizens' club and special events.

**Goodwin Library:** See Chapter IV – Historic and Cultural Resources

**Broadband Access:** Adequate and functioning broadband access and availability is a critical issue for communities as they enter into the next decades. Keeping pace with rapidly changing technological advancements must be a high priority for educational, safety, and both internal and external communications. This is especially important when faced with unexpected events such as pandemics and natural disasters.

**Schools:** Farmington school buildings and associated facilities are the responsibility of SAU61.

There are three schools:

Valley View Community School: pre-school - grade 3

Henry Wilson Memorial School: grades 4-8

Farmington High School: grades 9-12

## GOALS

Farmington, over the next decade, will:

1. Maintain and enhance an exceptional level of service by providing its citizens with functional, cost-effective, efficient and safe roads, public safety services municipal water and sanitary sewer utilities, stormwater management, solid waste and recycling management, communications and emergency management, parks, public buildings and facilities, and pedestrian/bicycle facilities.
2. Utilize innovative and cost-effective capital improvement ideas to fund needed facility improvements and to minimize the property tax burden on property owners.

3. Assign fair capital costs for new public infrastructure required by new development.
4. Anticipate and implement ongoing capital repairs and upgrades through annual budget capital reserves and a realistic capital improvement plan (CIP).

## **POLICIES**

1. Permitting policies will include the determination of new or upgraded infrastructure costs and utilize fair cost-sharing or developer performance assurance requirements when appropriate. Additional Tax Increment Financing (TIF) districts will be considered to be utilized or expanded.
2. Asset management methods will be utilized for capital improvement planning and infrastructure maintenance.
3. Federal and state financing and grants will be aggressively pursued to fund infrastructure.

## **ACTIONS**

1. Town officials and the Planning Board will undertake a review of current subdivision, site plan, and infrastructure development policies and regulations to determine if they support infrastructure and facility improvements objectives.
2. Proposed new and rehabilitated facilities, services, and infrastructure projects will be reviewed to ensure that they integrate the objectives of the Master Plan, are cost-effective, and add minimal property tax impact.
3. The Public Works Department will continue its efforts towards insuring adequate municipal water supply.
4. The Town should conduct a community facility needs assessment to determine specific long-term needs. These may include, but are not limited to, staffing capacity, building structure upgrades or repairs, water and sewer needs, access to broadband, etc.

*“What we said . . .”*

*“I think we could go either way (bedroom community or encourage development). But either way I strongly believe the school system is the key.”*

*“Farmington is already a bedroom community.”*

*“Landlords need to be held to higher standards, especially out-of-state owners.”*

*“We need new young faces to promote growth.”*



## Chapter VI — Housing

### 6.A. Introduction

The Town of Farmington is in Strafford County and is a member of the Strafford Regional Planning Commission. Given its geographic location near the growing Seacoast Region of New Hampshire and its convenient highway access to Rochester, Portsmouth and the coast of Maine, Farmington’s location and “small-town rural” feel provide the Town an opportunity to attract new residents with housing choices that are affordable for all incomes while meeting the needs of all household types. Although not a large community in terms of population, Farmington does have municipal water and sewer utilities which can support multi-family and “higher density” development. Farmington has historically provided a broad range of housing options for all income groups, and community outreach supports continuing this effort.

State statute {NH RSA 674:2.III(1)} states that the Master Plan assess “local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47, II, and which integrates the availability of human services with other planning undertaken by the community.”

It is anticipated that the Strafford County Regional Planning Commission (SRPC) will be undertaking a regional housing needs assessment in 2020. This Chapter of the Farmington Master Plan should be reviewed and updated subsequent to the completion of the regional housing needs assessment, as much of the available data at this time is dated and may not be truly reflective of regional, state and national economic conditions over the past decade. This effort would then provide an updated program of action to help ensure Farmington’s housing stock continues to provide for the needs of the community’s current and future population. Safe and affordable housing that reflects the economic and community character of Farmington, as well as the rising housing costs of the region, is vital to Farmington’s long-term health and vitality.

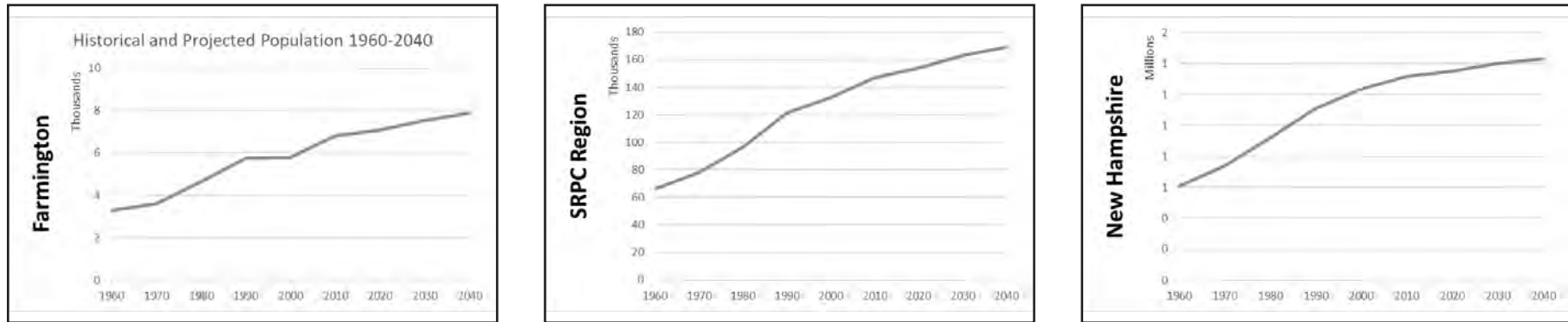
This Chapter provides the most recent demographic and US Census data prior to the release of the 2020 Decennial United States census. The latest 2020 Census data will be important information to assist in the regional and local housing assessment.

## 6.B. Current Farmington Demographics and Housing

### Population Trends

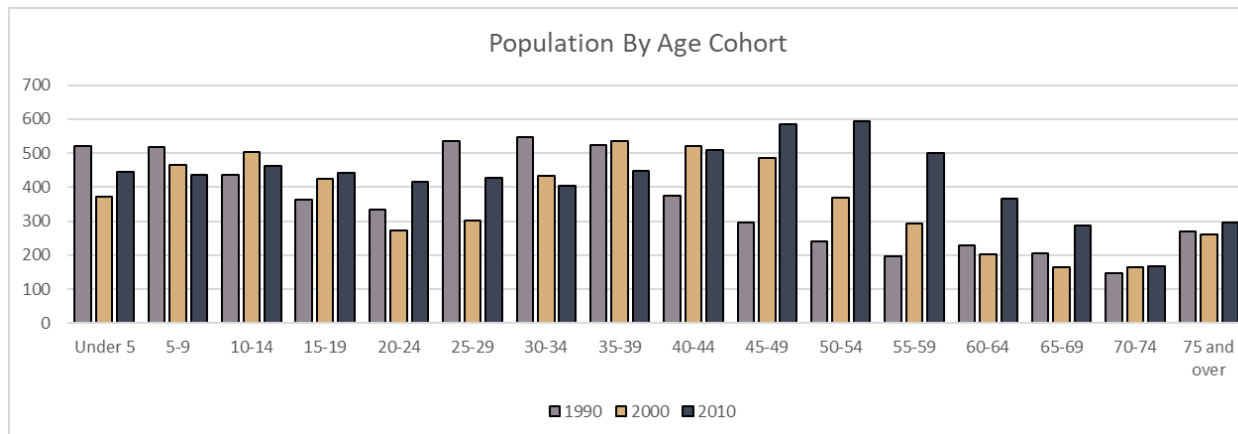
The most recent population estimates for New Hampshire cities and towns can be found on the NH Office of Strategic Initiatives (OSI) website, [www.nh.gov/osi/data-center/population-estimates.htm](http://www.nh.gov/osi/data-center/population-estimates.htm).

As of 2018, Farmington’s population was estimated by the US Census at 6,923. As of 2018, Farmington’s population was estimated by the US Census at 6,923 residents, making it the sixth largest community in Strafford County – sandwiched between Barrington with 9,060 residents and Milton with a population of 4,620. Farmington’s population was 5,774 in 2000, and 6,786 people in 2010.



**Table 3. Historic and Projected Population**

Population increases in Farmington between 1990 and 2010 indicate that there has been a gradual “graying” of residents in the 45 years and older age cohorts. This trend is consistent with that seen in the State over the past several decades. The 2020 Census will show if this trend continued over the past decade.



**Table 4. Farmington’s Age Characteristics by Age Cohort.**

## Income Trends

Income data is typically reported in one of three major indices: Per Capita Income, Median Family Income and Median Household Income. Per Capita Income is a measure of the income for an entire geographic area (in this case, the Town of Farmington) divided by the total population of every man, woman and child. This index considers children, who do not generally contribute any income and thus produces a lower value than median incomes.

A “median” measure divides income distribution into two equal parts – with one-half below and one-half above the median number. Median Family Income includes the incomes of all family members fifteen (15) years of age or older related to the householder. Median Household Income includes the income of all individuals in the household whether they are related or not. Additionally, one-person households, with one income, will generally indicate incomes lower than family incomes.

<b>2018 Income by Household</b>			
	<b>Total</b>	<b>Family</b>	<b>Non-Family</b>
<b>Total</b>	2,798	1,730	1,068
>\$10,000	3.2%	3.1%	3.4%
\$10,000-\$14,999	2.6%	0%	6.9%
\$15,000-\$24,999	9.3%	4.6%	18.1%
\$25,000-\$34,999	10%	12.3%	12.7%
\$35,000-\$49,999	13.3%	6.7%	24.1%
\$50,000-\$74,999	16.9%	12.8%	17%
\$75,000-\$99,999	13.8%	16.4%	8.7%
\$100,000-\$149,999	22.9%	31.4%	9.1%
\$150,000-\$199,999	6.8%	11%	0%
\$200,000 or more	1.2%	1.9%	0%
Median Income (\$)	\$62,596	\$88,795	\$37,730
Mean Income (\$)	\$75,466	\$92,297	\$45,692

**Table 5. 2018 Income by Household.**



## Family and Household Sizes

As incomes and numbers of households in Farmington increased between 2000 and 2010, the average family household size decreased. A household includes all persons, related and non-related within the same housing unit. A family includes only related individuals.

Household Size								
Owner-Occupied Units								
	1 person	2 person	3 person	4 person	5 person	6 person	7 person or more	Total
2000	246	555	268	286	105	30	26	1516
2010	300	741	348	290	130	44	26	1879
Renter-Occupied Units								
2000	212	175	92	91	39	15	6	630
2010	270	174	122	79	39	18	11	713

**Table 6. Household Size**

## Existing Housing Supply

Farmington's housing supply provides a range of living units. With available municipal water and sewer multi-family units are generally located in the Village Center District and immediately surrounding neighborhoods. Low density, large lot development occurs in the rurally zoned areas of Town. See Table 3. for Farmington housing data broken down into single-family, multi-family (three or more residential units per building) and manufactured units.

Housing Unit Type			
Unit Type	1990	2000	2010
Total Housing Units	2,260	2,337	2,832
Occupied Units	2,032	2,146	2,592
Vacant Units	228	191	240
Owner-Occupied Units	1,430	1,516	1,879
Renter-Occupied Units	602	630	713

**Table 7. Types of Housing in Farmington**

## **GOALS**

---

Farmington, over the next decade, will:

1. Encourage diversified residential development that creates housing options for all generations, income levels and household types, including housing to support existing and future local employment opportunities and age-friendly options that support aging-in-place.
2. Guide new residential development to those areas most suitable for housing including within the Village Center and adjacent residential zones.
3. Encourage the continued maintenance and upgrading of the existing housing stock, and compliance with zoning and building codes.
4. Foster a sense of neighborhood and connectivity through site design reviews, accessibility concepts, citizen safety, and walk-ability to economic, natural, and social amenities.

## **POLICIES**

---

1. The Zoning Ordinance will reflect and incorporate provisions to implement the Town's housing objectives.
2. Development regulations (subdivision and site plan) and building codes will incorporate the necessary requirements to accomplish housing objectives.
3. The Town commits to providing the resources necessary for legal code enforcement.

## **ACTIONS**

---

1. A review and audit of the Town's zoning and development regulations will be conducted to determine if they support housing objectives, and appropriate amendments and revisions will be made to remove unnecessary barriers.
2. Enlist the assistance of private developers, the Community Development Finance Authority (CDFFA), the NH Housing Finance Authority and the Strafford Regional Planning Commission (SRPC) to develop and implement actions to meet housing objectives.
3. Participate in the next Housing Needs Assessment conducted by the SRPC and utilize the assessment to support housing objectives.
4. Seek assistance from housing experts, such as NH Housing Finance Authority, to develop additional ways to achieve the goal of providing a variety of housing options, including but not limited to, inclusionary and incentive zoning, allowing higher density, mixed-use zoning districts, and adaptive reuse.

## Chapter VII — Recreation

### 7.A. Introduction

Recreation is a major component that contributes to the quality of life enjoyed and valued by Farmington residents. The Town has a rich history of providing programs, facilities, and parks to serve recreation needs. As Town demographics evolve and population grows, the Town must be ready to meet the challenges to serve both existing and future residents and generations. High quality programs, safe and accessible facilities, and recreation areas are essential elements of the Town's current and long-term economic, social, and public health.

As authorized by NH RSA 674:2, the Recreation Chapter lays out both short-term and long-term goals, policies and action steps to ensure that recreation opportunities are provided for all.

### 7.B. Farmington Recreation Programs and Facilities

The Farmington Parks and Recreation Department manages the Town-sponsored recreation activities and maintenance of the Town's recreation facilities. The Department is staffed by a Director and an Assistant Director.

The following facilities are open to the public for recreation-related programs:

**Town Hall Gym, Main Street:** Located in the original Town Hall building constructed in 1881, this location serves as the location of the Parks and Recreation Department office as well as providing gym space, voting location, and utilized for a variety of activities and programs, including but not limited to basketball, volleyball, senior citizens' club and special events. Kitchen facilities are available.

**Fernald Park, Central Street :** Located at the intersection of Central and Tappan Streets, adjacent to the Mad and Cocheco Rivers, Fernald Park serves as the primary downtown open space and community park area. Facilities include a bandstand, skateboard park, playground, and area for public gatherings.

**Memorial Park, Main Street:** Located just north of the Village Center, Memorial Park provides a location for public gatherings and recreation activities.

**James B. Edgerly Memorial Park, Gray Avenue:** Established in 1889, this small park features a monument to those Farmington residents who fought in the Civil War. The park serves as a location for public events.

*“What we said . . .”*

*“We need a place for the kids, a better park somewhere to get wet for the kids who have no transportation on hot summer days – Somersworth and Rochester all have some sort of swimming, and we have nothing.”*

*“I wish there was an indoor facility that is staffed after school for middle school kids to hang out after school for free.”*

*“It would be nice to see a new recreation center, similar to Rochester. A place that seniors can go to play bingo, kids can go to play whatever, families can get together for gatherings.”*



**Farmington School District:** The Town and School District partner and cooperatively utilized facilities owned and maintained by each organization.

**Farmington 500 Boys and Girls Club:**

The Farmington 500 Boys and Girls Club was founded in 1952 as the Farmington 500 Boys Club, and in 2002 the Club incorporated girls' sports and the name was changed accordingly. The Club is a nonprofit organization supported by volunteers with the mission to provide “an exciting environment in athletics for the youth of Farmington, NH, and surrounding communities.” (fosters.com July 27, 2018).

The Club provides for youth athletic programs not provided by the Farmington Parks and Recreation Department including but not limited to baseball, softball, volleyball, soccer and golf and works closely with the Town. The Club operates two facilities located on Summer Street and Paulson Street, respectively. The Club is not affiliated with the national Boys and Girls Club of America.

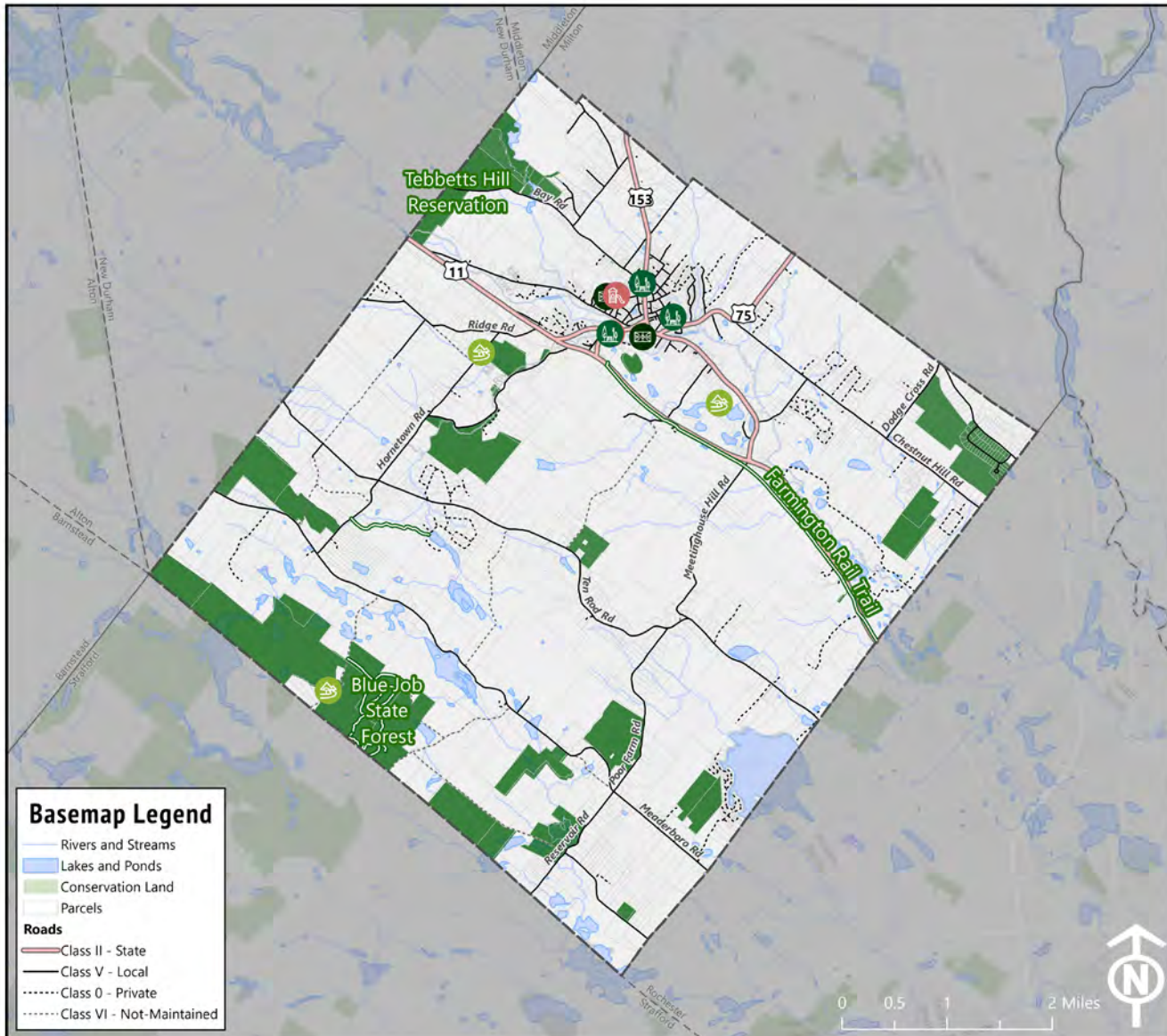
**Figure L** shows the location of both recreation facilities and conservation areas.

### 7.C. Recreation Planning

In the Spring of 2020, the Select Board initiated discussions with the University of New Hampshire to study the recreation services in Town. Accordingly, recommendations on programming, facilities, usage and maintenance will be provided to the Town to assist the Town in meeting recreation needs of the residents. This Chapter should then be reviewed and updated to reflect accepted recommendations from any future study.

# Farmington Master Plan

Figure L - Conservation and Recreation



**Basemap Legend**

- Rivers and Streams
- Lakes and Ponds
- Conservation Land
- Parcels

**Roads**

- Class II - State
- Class V - Local
- Class 0 - Private
- Class VI - Not-Maintained

**Legend**

- Park
- Fields
- Playgrounds
- Unmapped Trails
- Mapped Trails
- Conservation Lands

**SRPC Information**  
 Prepared by Strafford  
 Regional Planning Commission  
 150 Wakefield Street #12  
 Rochester, NH 03867  
 603-994-3500

**Map Author and Date**  
 Author: Jackson Rand  
 Date: 4/26/2021



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Figure L - Conservation and Recreation

## GOALS

Farmington, over the next decade, will:

1. Promote a healthy and active community by providing a variety of programs for all ages and interests in a safe environment.
2. Maintain, improve, and expand recreation facilities, parks, trails and pedestrian/bicycle pathways through public-private partnerships and creative funding mechanisms.
3. Connect and integrate with regional recreation-based organizations and resources, as well as the State Comprehensive Outdoor Recreation Plan – SCORP. ([www.nhstateparks.org](http://www.nhstateparks.org))

## POLICIES

1. Support for recreation programs and facilities will be enhanced by fundraising, gifts, volunteer recruitment and donations as well as ongoing Town budget support.
2. Recreation programs will be developed and implemented to reflect the desires, needs and public health considerations of Town residents and financial supporters.

## ACTIONS

1. The Parks and Recreation Department and Recreation Advisory Commission shall annually review the status of programs and facilities relative to meeting the needs and desires of Town citizens.
2. Program users shall be surveyed annually to determine degree of satisfaction with program offerings and facilities to determine if any changes are warranted.
3. The Parks and Recreation Department shall participate in the annual Town budget process and Capital Improvements Plan deliberations to ensure the recreation and facility needs of the community are being met.
4. The Select Board will undertake a recreation services study to determine what services, programs, facility improvements, and facility space needs are necessary for Farmington recreation.
5. The Recreation Department should use the recreation services study completed by the University of New Hampshire and implement specific recommendations on programming, facilities, usage and maintenance.
6. The Recreation Department should utilize the “[Promoting Outdoor Play](#)” story maps to help advertise existing and regional recreational opportunities for residents and visitors.

# Chapter VIII — Transportation

## 8.A. Introduction

Essential to Farmington’s well-being is a transportation system that supports safe and efficient movement of people, goods and services both within the town and the region. Farmington’s transportation system must be integrated with residential, business and civic land uses, protect air and water quality, and be improved and maintained in the most cost-effective means possible.

Several commonly accepted “smart growth” principles, as outlined by the US EPA, reflect interrelated elements that can serve to guide growth and development, including transportation choices and improvements:

- Mix land uses
- Take advantage of compact housing design and development
- Create walkable neighborhoods
- Create a distinctive community with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Encourage community and stakeholder collaboration in development decisions.

The stated goals, policies and actions of this Chapter (as well as throughout the Master Plan) reflect these principles.

## 8. B. Existing System and Conditions

There are approximately 68 miles of roads within the Town limits of which thirty (30) miles are municipally maintained Class V. In addition, there are approximately eight (8) miles of Class VI unmaintained roads.

NH Routes 11, 75 and 153 are Class II – State Aid Highways and serve as the major arterials into and out of Farmington. NH Route 11, in particular, functions as the primary commercial corridor in Town.

**Figure M** shows Farmington’s transportation network. Traffic counts are conducted by the Strafford Regional Planning Commission (SRPC) in conjunction with the NH Department of Transportation. Four main types of data are collected, average daily traffic (ADT) volume, vehicle classification, vehicle speed and intersection turning movements. Farmington has access for specific traffic study assistance from the SRPC. See [www.strafford.org](http://www.strafford.org) for detailed Farmington traffic data.

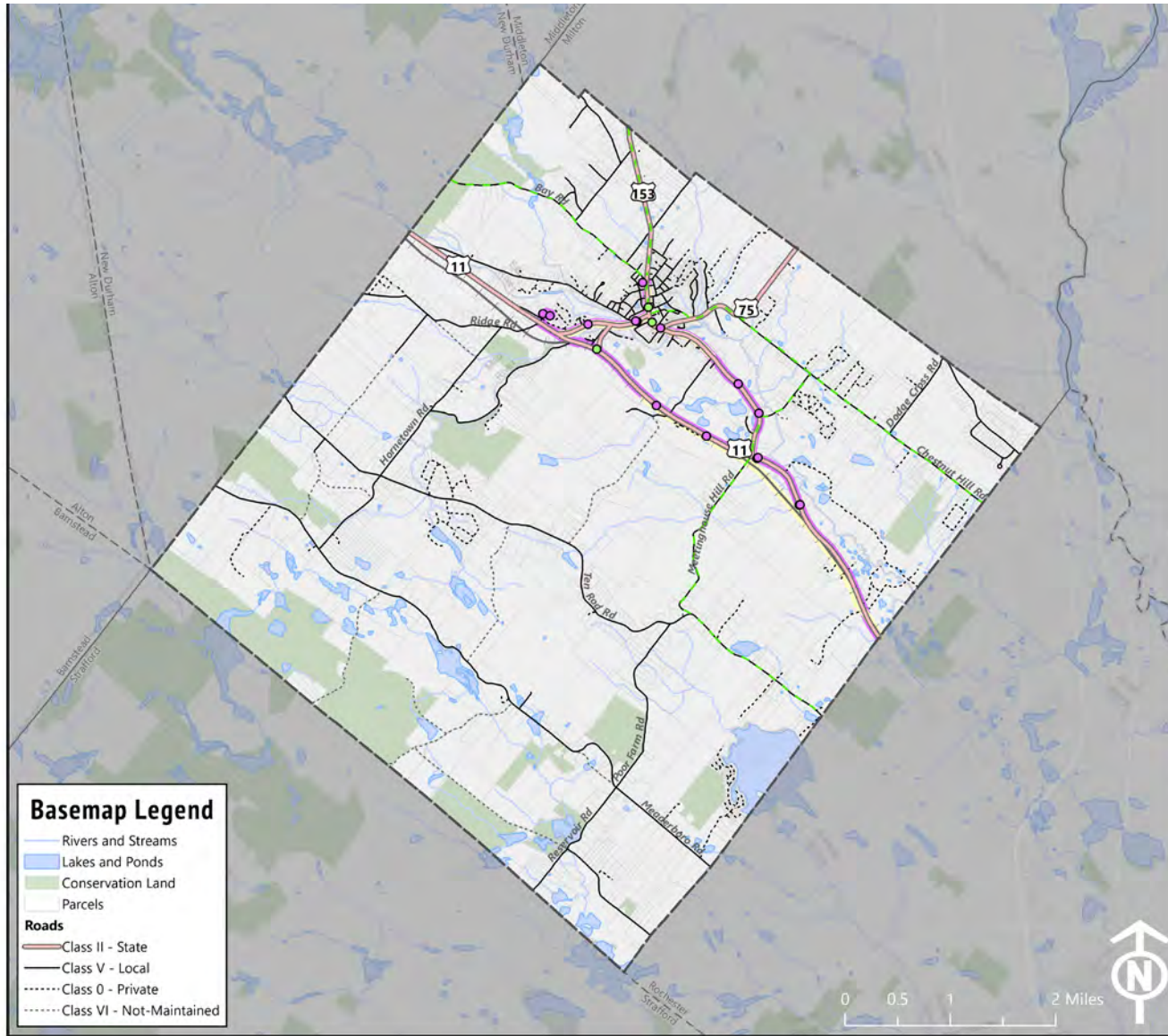
*“What we said . . .”*

*“The town roads like Meaderboro Rd and Ten Rod Rd should be paved or at least maintained monthly.”*

*“Biking/walking trails are also a draw.”*

*“The town is fine the way it is except for some of the roads which seems like that is already being worked on. The smaller side streets need to be addressed, particularly Orange St.”*





# Farmington Master Plan

## Figure M - Transportation

- Legend**
- Bicycle Routes
  - Abandoned Railroads
  - Sidewalks
  - COAST Bus - Route 6
- COAST Bus Stops - Route 6**
- With Shelter
  - Without Shelter

**SRPC Information**  
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**Map Author and Date**  
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Figure M - Transportation



Infrastructure other than roads is considered an integral part of a Town's transportation system. This would include bridges and sidewalks that are the Town's responsibility for maintenance and upgrades.

Public transportation is provided within Farmington and to the greater Seacoast region by the Cooperative Alliance for Seacoast Transportation (COAST). Farmington provides financial support for this service. There is no rail service in Town. Air travel is provided at the Pease International Tradeport, the Manchester-Boston Regional Airport in Manchester, the Portland (ME) Jetport and in a limited capacity at Skyhaven Airfield in Rochester.

## **GOALS**

Farmington, over the next decade, will:

1. Provide a transportation network with municipal roadways operating at the highest level of service possible.
2. Provide and maintain safe non-motorized trail connections between employment centers, Town services, the Village District, schools, recreation and open space areas, and residential neighborhoods.
3. Participate in regional transportation planning and initiatives that support public transportation, and roadway improvements.

## **POLICIES**

1. Strengthen collaboration between transportation stakeholders such as elected officials, appropriate boards and commissions, Town departments, in the capital improvements planning process to better achieve implementation.
2. Collaborate with the Strafford Regional Planning Commission and the New Hampshire Department of Transportation (NHDOT) to achieve local goals and implementation plans.

## **ACTIONS**

1. Include specific transportation projects that support the stated goals are included in the annual capital improvements plan.
2. Develop, through inputs from the Planning Board and interested stakeholders, a pedestrian-bicycle connectivity plan to guide decision-making and potential development-related site improvements.
3. Continue working directly with the Strafford Regional Planning Commission to develop transportation-related plans and take advantage of funding sources and programs, including downtown improvement projects and Route 11 Corridor planning, including "gateway" identification and enhancements.
4. Use sidewalk data from Strafford Regional Planning Commission to determine if walkability improvements need to be made.
5. Collaborate with NHDOT to invest and improve the Rail Trail to make it a more utilized as a multi-modal transportation use.

## Chapter IX - Economic Development

### 9.A. Introduction and Current Economic Conditions

Farmington is a small town located strategically in a growing region of New England ideally suited to accommodate desired growth to encourage continued economic development. Farmington citizens are proud of the Town's history and recognize that there is a "hometown" feel in the community. To this end, as stated in this Master Plan's Vision, Farmington will continue efforts to be a thriving community with a strong local economy; a vibrant Village Center; social, educational, and recreational opportunities for its citizens; and protection of its natural, cultural, and historical resources. All these elements work together for a healthy and robust community.

A master plan, as adopted under NH RSAs, is designed to identify and encourage the desired land uses for a community. Farmington's existing zoning allows commercial development along NH Route 11 and within the downtown Village District. The 2019 Community Outreach Survey associated with the development of this Master Plan update illuminated citizen support to continue efforts to focus on additional commercial and industrial development where it is currently allowed by zoning, as well as working hard towards the revitalization of the historical and cultural center of Town and the Village District.

Community leaders and residents acknowledge the importance of the Village District. Downtown is the hub of Farmington, with a significant inventory of impressive structures as well as the Library and Museum. Downtown is where the residents and visitors gather for events such as community-wide events such as Hay Day. Several studies and reports have been completed over the few years, ranging from design guidelines for redevelopment, a site analysis, and community desires report for development of the "Old Fire Department" site, and most recently, an assessment of downtown parking usage. This extensive background of information and data can provide a strong foundation for future economic development efforts. These studies are listed in the Appendix, along with sources for obtaining financial data.

The local economy, over the past few years, has been affected by regional, state, national, and even international factors and trends, from loss of manufacturing jobs and conversion to a service economy to the severe health pandemic of 2020. Moving forward will entail a careful review of the advantages Farmington can promote to encourage business and employment opportunities.

*"What we said . . ."*

*"In order for people to want to come to Farmington, it will necessitate having a very vibrant downtown."*



## 9.B Moving Forward

Farmington is fortunate to have leadership that recognizes the importance of economic development. However, the Master Plan Outreach Survey results did present community feeling that more needs to be done by leadership to make Farmington more business-friendly. A strategic economic plan that goes beyond land use by considering such elements as workforce development, cost of doing business, business retention and expansion, permitting, and possible incentives and partnerships to encourage collaboration between stakeholders would help in guiding economic development efforts. Farmington is included in the Regional Comprehensive Economic Development Strategy (CEDS) that is produced by the Strafford Regional Planning Commission, which is an important resource in economic development.

The Economic Development Committee (EDC) can play a crucial role in assisting elected leaders and volunteer boards in achieving economic development goals and their implementation.

### GOALS

1. Achieve and sustain a diversified and prosperous local economy based on growing employment opportunities.
2. Encourage business location, expansion, and retention within Town that supports the needs and desires of residents.
3. Identify “Why Farmington” by developing a “brand” to foster business development, investment, and growth.
4. Establish attractive gateways at major highway entrances into Town with the message that Farmington is unique and open for business.
5. Actively participate in and take full advantage of federal, state, and regional economic development initiatives to advance economic development goals.
6. Revitalize the Village Center District to be a place that provides convenient services for Town residents and provides amenities and attractions for visitors in a pedestrian-safe attractive environment.
7. Plan for and be adaptive to quick-changing economic conditions.
8. Seek ways to take advantage of Route 11 as a highly visible corridor for business development and expansion of tax base.

### POLICIES

1. Town decision-makers will follow an economic development strategy that reflects economic development objectives.
2. The Town will regularly review its economic development strategy to see that it reflects changing internal (i.e., business closures, unforeseen financial challenges) and external factors affecting the economy (i.e., the 2020 Covid-19 worldwide pandemic).

## ACTIONS

1. The Economic Development Committee, in collaboration with the Selectmen, appropriate commissions, groups, and the public, will generate a comprehensive economic development strategy (CEDS) that reflects the Master Plan objectives.
2. The Farmington economic development strategy will incorporate appropriate regional economic development strategies and the New Hampshire Economic Development and Workforce Development Strategy.
3. Conduct an audit of Farmington land use regulations to determine if they support economic development objectives (e.g., uses not specified in the zoning to be allowed as a conditional use permit instead of a special exception), and annually amend and revise as necessary to achieve a healthy business environment.
4. Regularly update the Town's Economic Development website.
5. Institute a proactive business retention visitation program to obtain insight into the local business community.
6. Periodically invite regional and state business recruitment agents to reacquaint them with what Farmington offers for business.
7. Provide the financial resources necessary to achieve the objectives.
8. Provide additional outreach to residents about how tax re-evaluations are conducted and explain that consistent and gradual changes are indicators of a healthy tax base (avoiding the large, unexpected leaps).
9. The Selectmen should review all existing tax increment finance (TIF) districts to determine how best to move forward.
10. Encourage the Economic Development Committee to develop a business retention and expansion plan.