

Western Connecticut Council of Governments Multi-Jurisdiction Hazard Mitigation Plan Update 2026-2031

Municipal Annex for Town of Weston

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1.0 INTRODUCTION

1.1 Purpose of Annex

The purpose of this Hazard Mitigation Plan (HMP) annex is to provide a community-specific hazard risk assessment, capability analysis, and evaluation and prioritization of hazard mitigation measures and projects. Background information and the regional effects of pertinent natural hazards are discussed in the main body of the Western Connecticut Council of Governments (WestCOG) Multi-Jurisdictional Hazard Mitigation Plan. This annex is designed to supplement the information presented in the Multi-Jurisdictional HMP with more specific detail for the Town of Weston and is not to be considered a standalone document.

The primary goal of this HMP, including this Municipal Annex, is to identify natural hazard risks and mitigation opportunities in order to reduce the loss of or damage to life, property, infrastructure, and natural, cultural, and economic resources. This includes the reduction of public and private damage costs. Limiting losses of life and damage to property will also reduce the social, emotional, and economic disruption associated with a natural disaster.

2.0 COMMUNITY PROFILE

2.1 Geography

2.1.1 Physical Setting

Incorporated in 1787, the Town of Weston is located in southern Fairfield County and is home to a population of 10,354 (2020 U.S. Census). Weston is bordered by the municipalities of Wilton to the west, Easton to the east, Westport to the south, and Redding and Ridgefield to the north. Refer to Figure 2-1 for a map showing the location of Weston within the WestCOG region.

Weston is an exurban community with several rivers and streams flowing throughout. The town is characterized by two-acre or greater residential lots sprawling through nearly all of the buildable area. The Saugatuck Reservoir is located in the northeast corner of town and is connected to the many streams. The West Branch of the Saugatuck River flows from the northwest corner of town to the south. The highest elevation in Weston is about 463 feet in the easternmost areas bordering Easton. With the southwestern area of Weston being at, or close to, 100 feet. The varying terrain of Weston makes the town vulnerable to an array of natural hazards.

The Center for Land Use Education and Research (CLEAR) has developed a statewide land cover dataset derived from the 2023 Annual National Land Cover Dataset (NLCD). Areas identified as developed open space are maintained grasses such as residential and commercial lawns or golf courses. The land cover, by percent of total land, for Weston is shown in Table 2-1.

Table 2-1: Land Cover by Area

Land Cover Class	Area (Acres)	% of Community
Developed	530	4%
Developed Open Space	3,273	25%
Forest	8,779	66%
Agriculture	30	<1%

Source: University of Connecticut Center for Land Use Education and Research (CLEAR)

2.1.2 Land Use

Nearly the entire Town is zoned for single family residential and farming, with minimum lot size of two acres. According to the 2020 Plan of Conservation and Development, 98.5% of housing units are single family homes (ACS); however, in some older areas of the community, houses on smaller lots predate the adoption of the first zoning regulations. Within Weston, 14.5 acres of land are used for commercial use, although approximately only 6.6 of those acres are actually zoned for commercial use.

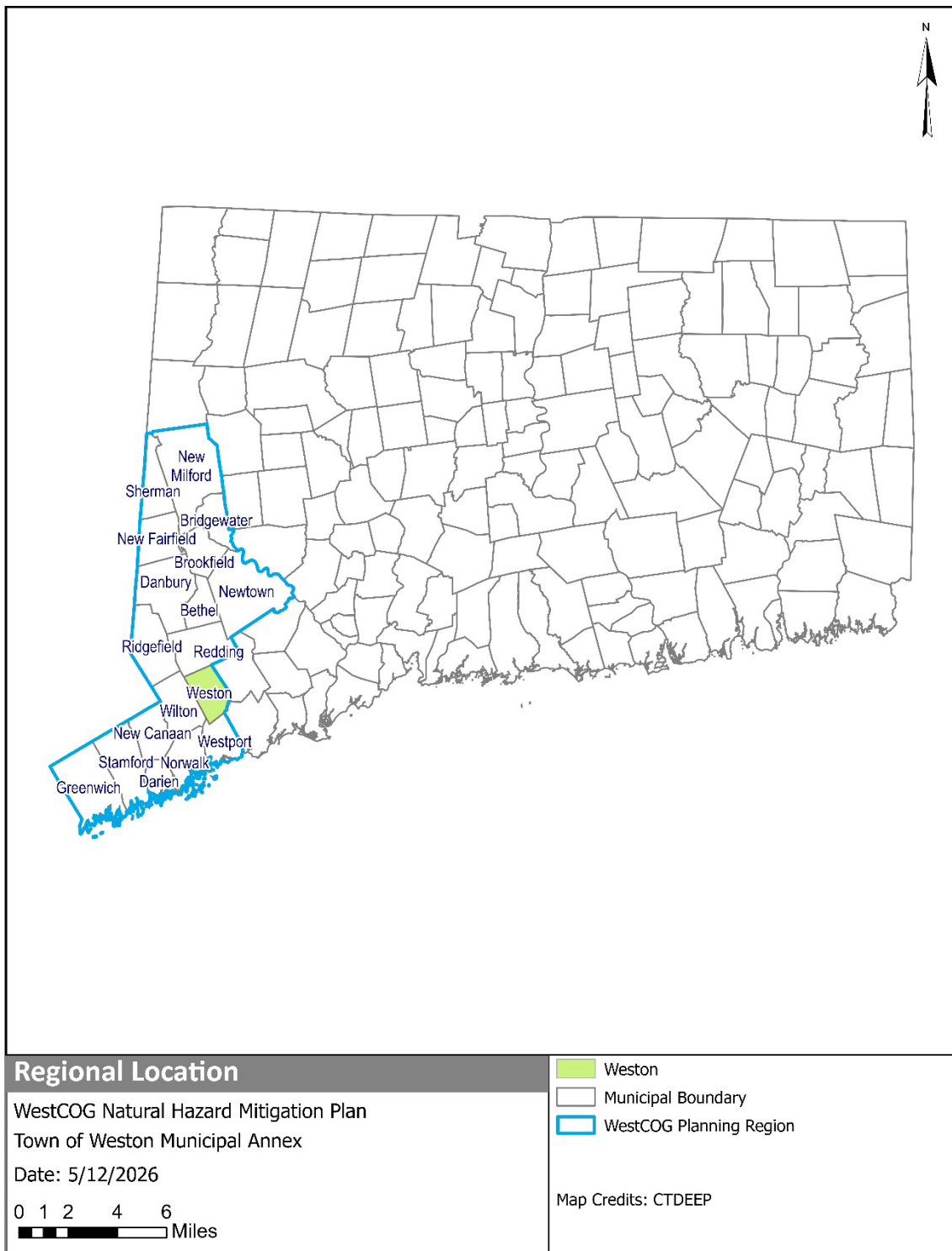


Figure 2-1: Location of Weston

2.1.3 Climate and Climate Change

Current Conditions

Over the course of the year, the temperature in Wilton (the nearest community available on Weatherspark) typically varies from 22°F to 82°F and is rarely below 7°F or above 89°F. The warm season lasts from June 2 to September 16, with an average daily high temperature above 73°F. The hottest month of the year is July, with an average high of 81°F and a low of 65°F. The cold season lasts from December 4 to March 13, with an average daily high temperature below 45°F. The coldest month of the year is January, with an average low of 23°F and high of 36°F.

Precipitation falls throughout the year in Wilton. The wetter season lasts from April 1 to December 11, with a greater than 29% chance of a given day being a wet day. The chance of a wet day peaks at 35% on August 1. The smallest chance of a wet day is 22% on January 29.

The most rain falls during the month of April with an average total accumulation of 3.7 inches. The least rain falls in January, with an average total accumulation of 2.0 inches.

The snowy period of the year lasts from November 14 to April 9, with a sliding 31-day liquid-equivalent snowfall of at least 1.0 inches. The most snow falls during February, with an average snowfall of 8.8 inches.

Climate data was sourced from Weather Spark based on analysis of the years 1980 to 2016.

Climate Change

Climate change projections for Connecticut were sourced from the 2019 Connecticut Physical Climate Science Assessment Report, developed by the University of Connecticut (UConn) Atmospheric Sciences Group and commissioned by the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) with funding from the Department of Energy and Environmental Protection (DEEP). All projections are based on the IPCC high CO₂ emission scenario (RCP8.5).

Temperature

Annual temperatures have been increasing throughout Connecticut and are projected to continue to do so in the future. By mid-century, the average annual temperature is projected to increase by 5°F. Seasonal average temperatures are also expected to rise, with the greatest increase (6°F) experienced in summer (June to August). The number of nights when the temperature remains above 68°F will quadruple from 10 days per year to more than 40, and the number of extremely hot days will increase from more than 4 per year to 48 per year.

Precipitation

Rainfall data in "Technical Paper No. 40" by the U.S. Weather Bureau (now the National Weather Service) (Hershfield, 1961) dates from the years 1938 through 1958. According to these data, the 24-hour rainfall amount for a 50% annual-chance storm in Fairfield County is 3.3 inches.

The continued increase in precipitation only heightens the need for hazard mitigation planning as the occurrence of floods may change in accordance with the greater precipitation.

The Northeast Regional Climate Center (NRCC) has partnered with the Natural Resources Conservation Service (NRCS) to provide a consistent, current regional analysis of rainfall

extremes (<http://precip.eas.cornell.edu/>). In 2020, this dataset listed the 24-hour rainfall amount for a 50% annual-chance storm in Weston as 3.46 inches.

The NOAA Atlas 14, released on September 30, 2015, puts the 24-hour rainfall amount for a 50% annual-chance annual storm in Weston at 3.54 inches.

These precipitation amounts and more details are summarized in Table 2-2, below.

Table 2-2: 24-Hour Rainfall Amounts by Annual-Chance Occurrence

Source	24-Hour Rainfall Amount (inches) by Annual-Chance Occurrence		
	50%	4%	1%
Technical Paper No. 40	3.3	5.7	7.2
NRCC	3.46	6.44	9.06
NOAA Atlas 14	3.54	6.61	8.43

Annual precipitation has been increasing statewide and is projected to continue to increase. By mid-century, annual precipitation is projected to increase by 8.5%, with the greatest increase (13.4%) occurring in the winter months. Extreme precipitation events are projected to increase in both frequency and magnitude. Based on this increase and the precipitation figures above, by 2050, Weston can expect the 24-hour rainfall amount for a 50% annual-chance storm to be around 3.7 inches or greater.

Impervious surfaces and infrastructure in town have increased over time as well, leading to increased runoff and peak discharge.

Despite overall increases in precipitation, drought risk is projected to rise, especially during summer, due to shifting precipitation patterns and rising potential evapotranspiration (plants taking up more water in hotter temperatures and longer growing seasons).

2.1.4 Drainage Basins and Hydrology

Weston is divided among four sub-regional watersheds as shown in Table 2-3.

Table 2-3: Sub-Regional Drainage Basins

Drainage Basin	Overall Sub-regional Area (sq. mi)	Area within Town (sq. mi)	Area within Town (acres)	Percent of Town
Aspetuck River	23.05	1.81	1,156.41	8.76%
Norwalk River	32.55	0.32	202.31	1.55%
Saugatuck River	48.55	10.62	6,798.42	51.38%
West Branch Saugatuck River	11.92	7.92	5,067.47	38.32%
Total	n/a	20.67	13,224.61	100.00%

Source: Connecticut Department of Energy & Environmental Protection GIS Data

Weston is entirely encompassed within the Southwest Coast drainage basin, which drains directly into Long Island Sound. Of the four subregional drainage basins and their respective streams, the Saugatuck River running through Weston is the largest, followed by the West Branch of the Saugatuck River in the western part of town.

Aspetuck River

Part of the headwaters of the Aspetuck River lie within Huntington State Park in southeastern Bethel, with the watershed covering a total of 0.67 square miles. The Aspetuck River flows generally south through Newtown and Redding, and Easton before reaching its confluence with the Saugatuck River in Weston. The total area of the Aspetuck River watershed is approximately 23 square miles.

Norwalk River

The Norwalk River is approximately 21 miles long and originates at Great Pond in Ridgefield, Connecticut. The river does not flow through the town, and only a very small portion of this watershed is within Weston town boundaries.

Saugatuck River

The Saugatuck River is approximately 24 miles long and originates at Sugar Hollow Pond in Danbury, Connecticut. The Saugatuck Basin drains 48.55 square miles of land and ultimately flows directly into Long Island Sound. The river flows southwest from the Saugatuck Reservoir, and meanders parallel to Lyons Plain Road for almost its entire length through Weston.

West Branch Saugatuck River

The West Branch originates in Ridgefield and flows throughout the northwest area of Weston through the Devil's Den Nature Preserve, through Bisceglie Park, and crosses under Route 53 into Wilton. The West Branch ultimately joins the Saugatuck River just south of the Weston/Westport border.

2.2 Society, Culture, and Government

2.2.1 Population and Demographic Setting

According to the 2020 U.S. Census, Weston had a population of 10,354 with 523 persons per square mile. The Connecticut State Department of Public Health estimates Weston's 2026 population at 10,396. The American Community Survey (ACS) projects a decline in population, with estimates showing a population of only 16,376 for the year 2030.

One important aspect of natural hazard mitigation planning is to identify a community’s demographic trends in relation to natural hazards. The FEMA National Risk Index (NRI) (Version 1.20) explores and illustrates the relationships among social vulnerability, community resilience, expected annual losses from natural hazards, and risk from those hazards. The NRI has four ratings built into the dataset:

The social vulnerability incorporated into the NRI uses data from the United States Census Bureau’s Community Resilience Estimate (CRE) dataset. This ten variable dataset represents the socioeconomic factors that are expected to contribute most to a community’s ability to prepare for, withstand, and recover from a natural hazard event (Figure 2-2). The data used in the CRE from the 1-year American Community Survey and Population Estimates Program.

The Town of Weston is considered to have very low social vulnerability (Figure 2-3).

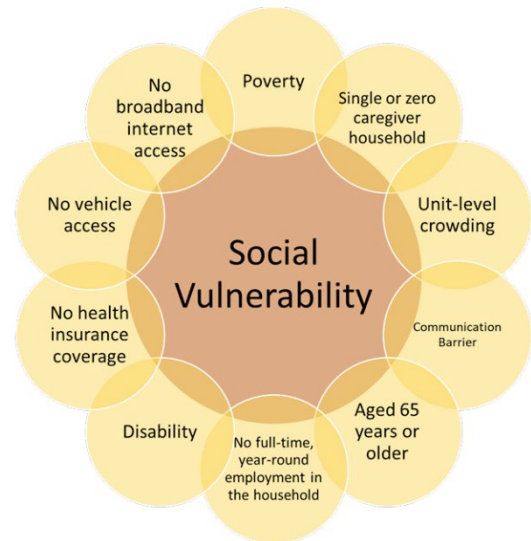


Figure 2-2 Community Resilience Estimates Vulnerability Components (Source: US Census Bureau)

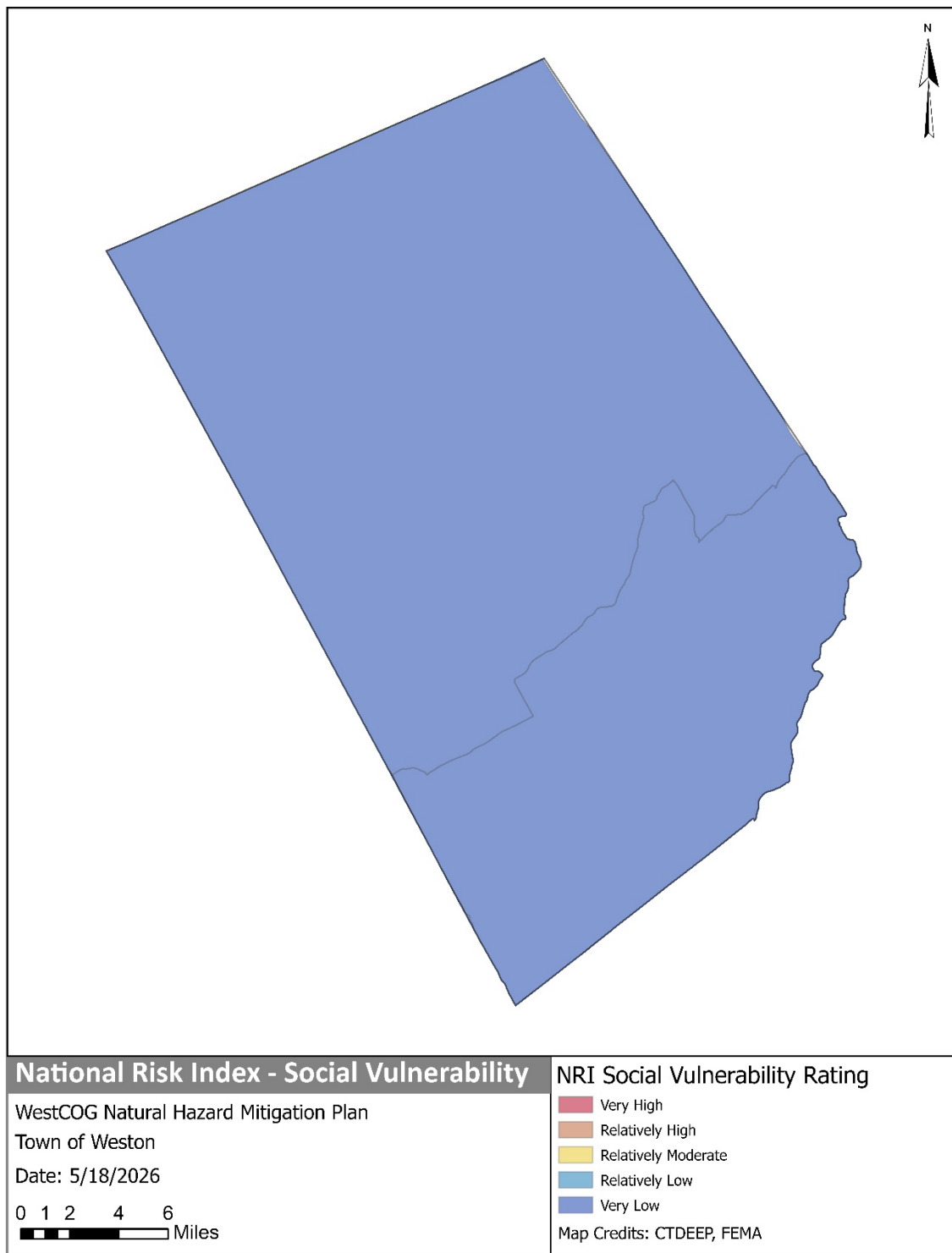


Figure 2-3 FEMA National Risk Index Social Vulnerability

2.2.2 Development Trends

During the 18th century Weston was predominantly open space and agriculture. As time progressed, Weston was developed into homes. Unlike other nearby towns, Weston never had a railroad built through it, which stifled the development of non-agricultural businesses and suppressing population growth. Construction of the Merritt Parkway, which was constructed to the south of Weston in 1938, resulted in moderate population growth and more residential development. A small town center includes a handful of commercial land uses.

Weston remains a primarily residential community with its town center located outside of areas impacted by natural hazards. With its very low pace of infrequent single-family development, vulnerabilities to natural hazards are not increasing.

2.2.3 Governmental Structure

The First Selectman of Weston serves as the Chief Executive and Chief Administrative Officer of the Town. Along with presiding over the Board of Selectmen meetings, the First Selectman serves as an ex-officio member of all Town Boards, Commissions and Committees. It is the responsibility of the First Selectman to supervise the administration of the town and to “execute and carry out ordinances, resolutions, policies, and other actions approved by the Board of Selectmen or the Town Meeting”. This can consist of overseeing programs, activities, and budgets in regard to their short-term and long-term effects on the town. In addition, the First Selectman acts as a link between Weston and State, regional, and federal agencies.

Town departments provide municipal services and day-to-day administration. Many commissions and departments play a role in hazard mitigation, including the Planning and Zoning, Building, Fire, Emergency Management, and Public Works.

2.2.4 Historic and Cultural Resources

Historic and cultural resources include sites, structures, and objects that are significant in history, architecture, archaeology, engineering, and culture. Protection of these resources grows economies and enhances community character and following a natural disaster they can help to reinforce neighborhood connections and reestablish a sense of community and normalcy. Consideration of these resources in this HMP is critical.

Historic preservation planning helps protect historic properties and cultural resources from demolition or alteration.

Hazard mitigation planning helps protect life and property from damage caused by natural and manmade hazards. **Integrating** these two planning processes helps create safe and sustainable historic communities.

- Paraphrased from FEMA Report 386-6

Historic resources in Weston are concentrated within the Aspetuck, Bradley Edge Tool Company, Den, Kettle Creek, Lyons Plains, and Norfield Historic Districts. See Figure 2-4 for a map of historic resources in the community.

Analysis of the State Historic Preservation Office (SHPO) database of historic resources shows that some of these resources are exposed to natural hazards, as shown in Table 2-4.

Table 2-4: Number of Historic Assets (by parcel) Exposed to Different Hazards in Weston

Hazard	Count	Value
Dam Failure	0	
Earthquake	278	\$239,628,060
Flooding		
1% Annual	64	\$53,911,410
0.2% Annual	67	\$56,216,790
Hurricane/Tropical Storm	278	\$239,628,060
Thunderstorm	278	\$239,628,060
Tornado	278	\$239,628,060
Winter Storm	278	\$239,628,060
Wildfire		
Interface	29	\$31,344,040
Intermix	242	\$200,159,400

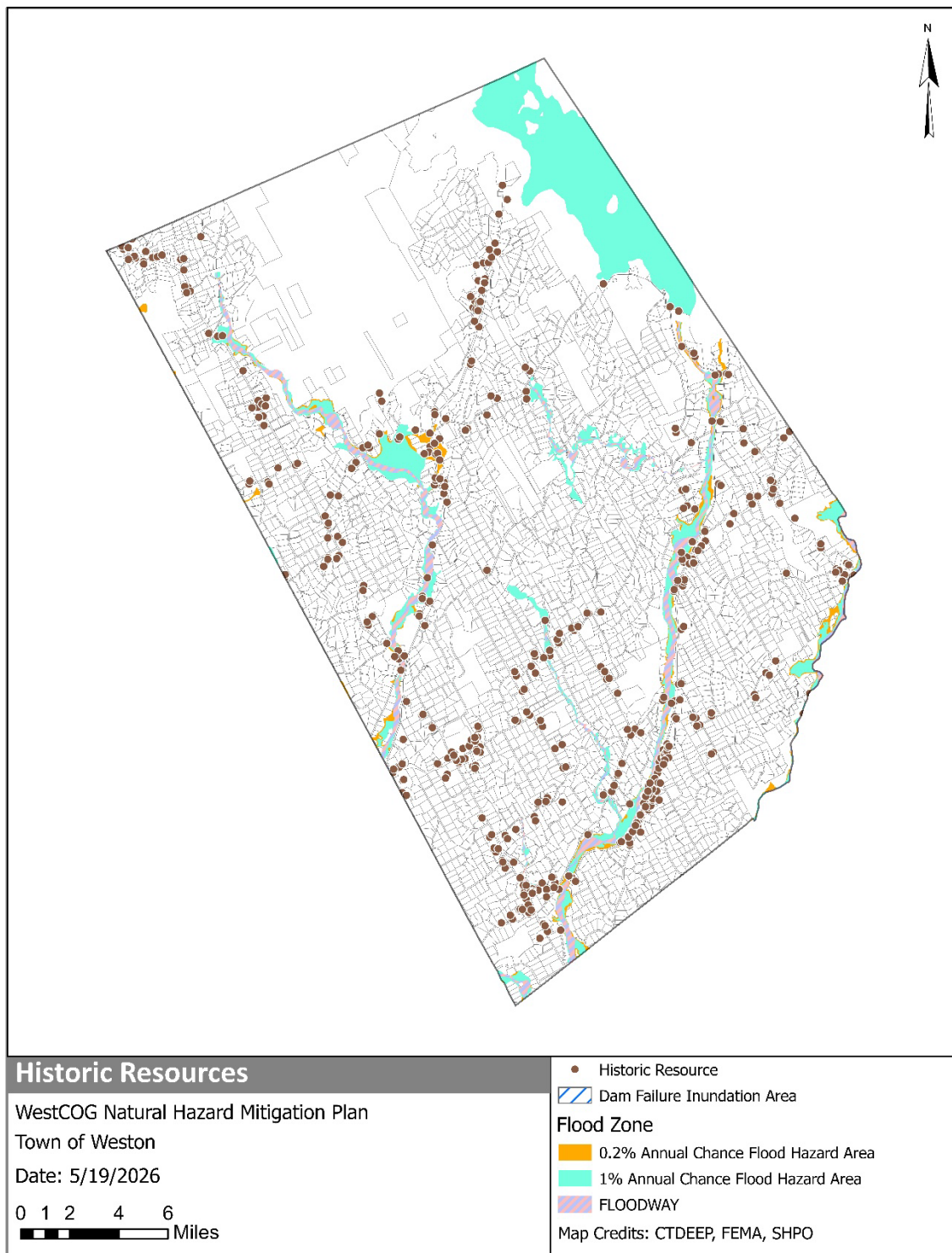


Figure 2-4: Historic Resources

Historic buildings and structures may be particularly susceptible to natural hazards because they were built prior to the establishment of more recent construction standards. Additionally, some of the structural integrity of these resources may have been degraded over the decades or centuries since their original construction. Structural retrofits and hazard mitigation methods may be challenging or restricted in cases where alteration of a resource will also diminish its cultural or historical aesthetic and value. Finally, miscommunications or lack of knowledge may lead to historic resources being damaged during the disaster recovery process.

Steps to incorporate historical and cultural preservation into hazard mitigation planning include:

- Inventory and survey historic and cultural resources
- Implement appropriate mitigation measures for those resources
- Take steps to move portable resources, such as artwork or documents, to safe locations prior to the occurrence of a hazard, if possible
- Consider these resources in emergency operations plans to prevent accidental damages during recovery efforts

Specific actions to mitigate natural hazard risks to historic resources were identified in the 2021 plan and are no longer current actions for the 2026-2031 update.

2.3 Infrastructure

2.3.1 Transportation

Major transportation routes in Weston include Route 57, which runs north to south through the western side of town, and Route 53, which runs from the northeast corner to the southwest.

2.3.2 Utilities

With few exceptions, Weston households, schools, government buildings, and commercial establishments rely on wells. Weston Water Supply serves approximately 100 people. Aquarion Water Company serves multiple towns, including small sections of southern Weston.

There is no sewer service in Weston with the exception of Weston Schools, which uses a closed Advanced Treatment Sewer System (ATS) for on-site disposal. In 1979, Weston entered into an agreement to participate in the area Sewer Avoidance Program (pursuant to the State Public Act 78-154 as a part of the federal Clean Water Act). The steps taken by the Town to comply with the requirements of the program include the adoption of a heat pump ordinance, an erosion and sediment control regulation, and ongoing testing of water quality.

Residents and businesses use oil, propane, or natural gas for heat. Natural gas is available distribution lines from Southern Connecticut Gas.

2.4 Planning and Regulatory Capabilities

Weston has in place a number of community planning mechanisms, regulations, and policies that serve to mitigate natural hazards by limiting development in hazardous areas, requiring buildings to be constructed to certain standards, or otherwise directing development and

construction toward increased resilience. These are summarized below. More specific information about how each of these capabilities is relevant to each specific natural hazard type covered in this document is presented in each hazard chapter.

2.4.1 Review of Existing Local Plans

The Town of Weston has a number of plans that are relevant to hazard mitigation. These are noted here:

- **Plan of Conservation and Development (POCD):** Weston’s most recent POCD was adopted in 2020. It addresses natural hazard concerns within the community, and includes strategies that will mitigate risks from those hazards as the community continues to develop.
- **Stormwater Management:** Weston maintains a Stormwater Management Plan effective July 2017. The Town has updated this document to comply with the requirements of the US EPA 2017 updated General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit).
- **Capital Improvement Plan (CIP):** Weston maintains a CIP that is updated annually and lays out capital investments for a five-year period. The CIP often includes road, drainage, and other infrastructure improvement projects relevant to hazard mitigation.
- **Economic Development Plan:** Weston is included within the eastern Connecticut Comprehensive Economic Development Strategy (CEDS) of 2023, developed by WestCOG. The plan aligns with the COG’s other efforts to promote climate sustainability and resiliency in the region.
- **Emergency Operations Plan (EOP):** Weston’s EOP is reviewed annually and updated as needed. Dam failure Emergency Action Plans (EAPs) for dams with failure inundation zones that may impact Weston, and for which EAPs are available, are on file locally.
- **Watershed Management Plan:** A Watershed Management Plan has been developed for the Norwalk River Watershed. The Norwalk River Watershed Action Plan was prepared by the Norwalk River Watershed Initiative Committee, HDR/HydroQual, and the former South Western Regional Planning Agency (SWRPA) in 1998 and updated in 2011. This plan is focused on water quality, but it can help the community mitigate inland flood risks by incorporating watershed management best practices into its planning efforts.
- **Open Space:** Weston does not maintain a stand-alone Open Space Plan; instead, open space planning is incorporated into the community’s POCD.

2.4.1 Review of Regulatory Structures

Weston regulates development through a number of regulations, codes, and ordinances. These are summarized below. More detailed information about how these regulations relate to specific natural hazards is described in Section 3.

- **Building Code:** Weston enforces the Connecticut State Building Code locally.
- **Zoning Regulations:** Most recently updated on July 7, 2025.
- **Inland Wetlands and Watercourses Regulations:** Most recently updated in March 2011.
- **Subdivision Regulations:** Most recently updated in September 2011. Include provisions promoting control of stormwater runoff, installation of firefighting water sources, and burial of utilities.

2.5 Emergency Services, Critical Facilities, Sheltering, and Evacuation

The town considers its police, fire, and governmental facilities to be critical since these are needed to ensure that emergencies are addressed while day-to-day management of Weston continues. The town also considers various facilities housing higher-risk individuals (such as elderly individuals or children) and large populations to be critical facilities. Table 2-5 all of these critical facilities. There are three shelters in town, all of which are schools. The Weston High School is also the designated comfort station, and could act as a warming and cooling center. Residents would also be encouraged to

Table 2-5: Critical Facilities

Facility	Address or Location	Type	Emergency Power	Shelter	In 1% Floodplain
Weston Transfer Station & BW Landfill	237 Godfrey Rd E	Public Works			
Weston High School	115 School Rd.	Primary Shelter	✓	✓	
Weston Middle School	135 School Rd.	Secondary Shelter	✓	✓	
Weston Volunteer Fire Department Station 2	234 Lyons Plain Road	Ambulance and Fire Service Combined			
Weston EMS	52 Norfield Road	EMS			
Weston Volunteer Fire Department Station 1 - Headquarters	52 Norfield Road	Ambulance and Fire Service Combined			
Weston Police Department	56 Norfield Road	Police			
Town Hall	56 Norfield Road	Town Hall	✓		
Town Hall Weston Emergency Operations Center	56 Norfield Road	EOC	✓		
Senior Center	9 School Rd	Community Center			
Hurlbutt Elementary School	9 School Rd.	Secondary Shelter	✓	✓	
Weston Intermediate School	95 School Road	School			
Weston Town Library	56 Norfield Road	Warming/Cooling Center			
Communication Center	56 Norfield Road	Emergency Operations	✓		
Town Hall Annex and Board of Education Building	24 School Road	Emergency Operations			

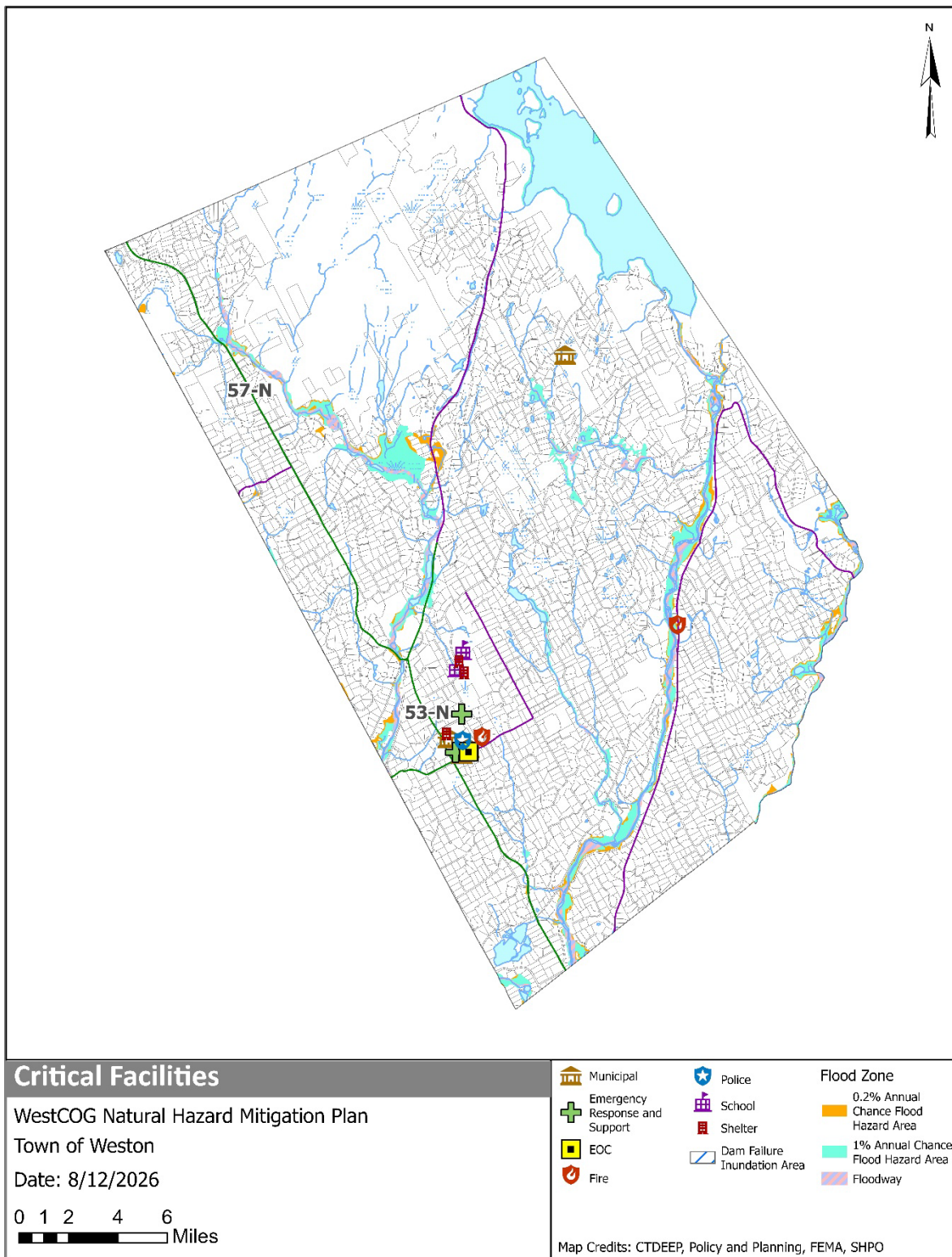


Figure 2-5: Critical Facilities & Flood Zones

Utilities

Aquarion Water Company provides water service to a fraction of Weston residents along the southern border of the town. In addition, Weston Water Supply has a small water service area located just southwest of the Saugatuck Reservoir. Outside of these two service areas, it can be assumed that Weston residents rely on private wells for drinking water.

Eversource is the primary electric supplier for the Town of Weston. Natural gas is available from Southern Connecticut Gas.

Emergency Response

The Town's Emergency Operations Center (EOC), including its Emergency Communications Center, is located in Town Hall. Weston is located in the Connecticut Department of Emergency Services and Public Protection (DESPP) Region 1, consisting of 14 municipalities in southwestern Connecticut.

The Town's Department of Public Works (DPW) performs tree and shrub removal and trimming on Town-owned lands and rights-of-way. During emergencies and following storms, the Public Works Department responds to calls related to downed trees.

Weston's *Emergency Operations Team* is comprised of town officials from multiple town departments, including Police, DPW, the Executive Director of the Weston-Westport Health District, private aid groups, and other municipal personnel. In addition to the Team, the town also maintains a two-phased plan that coordinates emergency communications. The centralized municipal complex promotes swift emergency response and coordination.

Emergency Communication Capabilities

The Town of Weston utilizes the Everbridge Emergency and Community Alert Program to alert residents of emergency situations. The Emergency Alert system allows local officials to help protect lives and property by providing critical information to residents during emergencies, including dangerous situations. The system allows the Police and Fire Departments to quickly send an emergency alert to residents in any affected geographic area of the town. Depending on the emergency, the alert may be sent to the entire town or selected areas within the town.

The Town of Weston utilizes the CT Alert notification system to alert residents of emergency situations. This system allows the state to direct geographically specific emergency notification telephone calls into affected areas.

Information about natural hazards and hazard preparedness is posted on the Town Website through the Emergency Management Department.

Changes to Emergency Services since the Previous HMP

The town completed an upgrade to their emergency communications system to Everbridge to allow for more robust communication and messaging.

3.0 HAZARD ASSESSMENT

3.1 FLOODING (COASTAL, INLAND, AND ICE JAMS)

3.1.1 Setting

The potential for flooding exists in concentrated areas in Weston, with the majority of major flooding occurring along established riverine SFHAs. The areas impacted by river overflow are generally limited to river corridors and floodplains. Indirect flooding that occurs outside floodplains and localized nuisance flooding along tributaries can also be a concern. This type of flooding occurs particularly along roadways as a result of inadequate drainage and other factors. The frequency of flooding in Weston is considered likely for any given year, with flood damage potentially having effects during extreme events.

A regulatory floodplain with AE designation has been mapped along the Saugatuck River and the West Branch of the Saugatuck River. The Areas identified as providing flood storage are identified with A Zone designations, meaning they are regulated as floodplain, but flood elevations have not been established. Beaver Brook Pond and Saugatuck Reservoirs have these traits. Floodplain and floodway designations have also been established along the rivers with AE designations. Refer to Figure 2-5 for the areas of Weston susceptible to flooding based on FEMA flood zones. In general, potential flooding problems in Weston are concentrated along the multiple rivers, brooks, and streams.

3.1.2 Capabilities

The Town primarily attempts to mitigate future flood damage and flood hazards by restricting building activities in flood prone areas. This process is carried out through both the Planning and Zoning process. All watercourses are to be encroached minimally or not at all to maintain the existing flood-carrying capacity. These regulations rely primarily on the FEMA-defined 1% annual chance flood elevations to determine flood areas.

Weston has a rigid maintenance program regarding roadway maintenance and storm culverts. The town budget allocates funding for maintenance, paving, and storm culverts. Town officials also work closely with property owners on stormwater management systems associated with new subdivisions and development projects.

Floodplain Management, NFIP, and CRS

The Town has consistently participated in the NFIP since March 8, 1974, and intends to continue participation in the NFIP. SFHAs in Weston are delineated on a Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS). The FIS and FIRMs for the town were most recently revised in 2010.

The Land Use Director, jointly with the PZC, is currently the NFIP administrator for the Town and oversees the enforcement of NFIP regulations. The degree of flood protection established by the variety of regulations in the Town meets the minimum requirements for regulatory purposes under the NFIP. The Town has a minimum elevation standard to include one foot of freeboard.

The Town's Planning and Zoning Commission uses the 1% annual chance flood lines from the FIRM delineated by FEMA to determine floodplain areas. Site plan standards require that all proposals be consistent with the need to minimize flood damage, that public facilities and utilities be located and constructed to minimize flood damage, and that adequate drainage is provided.

Ordinances, Regulations, and Plans

Weston uses regulations as a proactive means to protect the normal functioning of natural drainage systems and to prevent inappropriate development in floodplains. These local ordinances comply with FEMA guidelines, intended to mitigate flood damage. The Conservation Commission enforces inland wetlands regulations that minimize intrusion in or near wetland areas. These regulations minimize the potential for damage to the environment with the additional benefit of reducing property damage in the event of a flood. Furthermore, the Building

Department ensures conformance with the Connecticut State Building Code including flood resistant construction and with elevation certification,

Regulations, codes, and ordinances that apply to flood hazard mitigation in conjunction with and in addition to NFIP regulations are listed below, with examples of sections and content with specific relevance to flood mitigation.

Zoning Regulations:

- Chapter 212: Floodplain Management Regulations
- Chapter 227: Storm Sewers

Inland Wetland and Watercourse Regulations:

- Chapter 215: Inland Wetlands and Watercourses Regulations

Subdivision Regulations:

- Chapter 230 of the zoning regulations, with the purpose of providing flood management measures where needed.
- Subdivision proposals must include natural features, including 2-foot contours where wetlands and floodplains are present.
- Floodplain and floodway boundaries must be represented on subdivision proposals.

Plan of Conservation and Development:

- The POCD acknowledges the importance of protecting the natural and cultural resources under future development
- Aims to strengthen resiliency to climate change, improve disaster preparedness, and continue to enforce floodplain regulations.
- Identifies the need to continue to promote low-impact development strategies

Drainage and Street Flooding

The Town Department of Public Works (DPW) is in charge of the maintenance of the town's drainage systems and performs clearing of bridges and culverts, and other maintenance as needed.

There are several locations in town that are prone to street flooding due to drainage issues. There are also infrastructural components throughout town that are in need of repair, replacement, and upgrades to allow to increased conveyance.

Public Information

The Town receives regular weather updates through the Division of Emergency Management and Homeland Security (DEMHS) Region 1 email alerts as well as watches and warnings through the National Weather Service. There are nearby stream gages the town can monitor for flood levels, along the Norwalk River in South Wilton and the Saugatuck River in Westport.

Actions Completed and New Capabilities

The town has begun planning for culvert upgrades on Timber Mill Lane.

3.1.3 Vulnerabilities and Risk Assessment

Flooding can impact properties along the various river corridors in town. With climate change projections showing more intense precipitation events in the future, flooding in any of these areas may be exacerbated under future conditions. Areas that already see flooding may see increased levels, while areas that may not be a concern may see flooding issues in the future. While future conditions are uncertain, there are currently some areas in town that are presently experiencing flooding challenges.

Repetitive Loss Properties

There are 15 repetitive loss properties (RLPs) located in Weston; all are residential. Half are along the Saugatuck River and the other half are along the West Branch.

Critical Facilities

There are no facilities located within the 100-year flood zones.

At-Risk Areas

Weston has reported flooding to be a concern in the following areas:

- Georgetown Road near Samuelson Road
- Steep Hill Road
- Lords Highway near Davis Hill Road intersection
- Slumber Corners (private road)
- Newtown Turnpike at Dillon Pass
- Sections along Route 53 from Weston to Bethel

In addition to the identified roadways and intersections, there are several other areas of town that experience flooding challenges. There are drainage systems throughout town that need to be upgraded to allow for increased flow. Several culverts in town are also in need of repair and upgrades. Specific locations include Timber Mill Lane, Deepwood Road, and Route 57.

Since the 2021 HMP, the town reported a washout on Route 53, major DOT repairs between the Weston/Redding border, and flooding and impacts to homes, private bridges, and roads throughout town. Many of these impacts were a result of the August 2024 flooding event.

West Branch of the Saugatuck River

FEMA mapping shows extensive 1% annual-chance floodplain zones running along the West Branch of the Saugatuck River in Weston, indicating that the River may be considered a significant source of flood risk. Along the river there are 6 RLPs, reflecting past flood damages. There are several road crossings over the river, which may present challenges with regard to infrastructural capacity during a heavy event.

Changes and Improvements

The town has been working on several roadway projects.

3.2 DAM FAILURE

3.2.1 Setting

Dam failures can be triggered suddenly, with little or no warning, and often from other natural disasters such as floods and earthquakes. Dam failures often occur during flooding when the dam breaks under the additional force of floodwaters. In addition, a dam failure can cause a chain reaction where the sudden release of floodwaters causes the next dam downstream to fail. While flooding from a dam failure generally has a moderate geographic extent, the effects are potentially catastrophic. Fortunately, a major dam failure is considered very unlikely in any given year.

3.2.2 Capabilities

Dam failure inundation areas are included in the CT Alert emergency notification system contact database. The Town has the Emergency Action Plan (EAP) for the Aquarion-owned dams on file in the event of a potential failure.

Aquarion, as owner of the Samuel Senior Dam, implements a preventative maintenance schedule on the dam and its associated infrastructure. The Samuel Senior Dam is also equipped with a relief valve between the dam and the Hemlocks Reservoir in Easton, so that Aquarion can change water levels in either reservoir.

Actions Completed and New Capabilities

Weston's dam failure mitigation capabilities have improved since the adoption of the previous plan through increased dam monitoring and dam safety enforcement capabilities at the state level, as well as the digitization and inclusion of dam failure inundation areas into the CTAlert system.

3.2.3 Vulnerabilities and Risk Assessment

As of March 2026, there were 34 DEEP-inventoried dams within Weston. These dams are shown in Figure 2-5. One is a Class C, or high hazard dam, and five others are a Class B, or significant hazard dam. As shown in Table 3-1, the hazardous dams located in the town pose a risk to Weston, along with communities downstream.

Table 3-1: High Hazard Dams with Potential to Affect the T

#	Name	Location	Class	Owner
15701	Samuel P. Senior Dam	Saugatuck Reservoir	C	Aquarion Water Company of CT
15702	Cobbs Mill Pond Dam	West Branch Saugatuck River	B	Private
15703	Seyer Dam	Beaver Brook Lake	BB	Private
15704	Godfrey Pond	Godfrey Pond	BB	Devil's Den Preserve
15714	Hasen Pond Dam	Hasen Pond	BB	Private
15716	Pfeiffer Pond Dam	Pfeiffer Pond	BB	Private

Failure of a high hazard dam can affect properties downstream of the impoundment both in and outside of the town, with potential large inundation zones traveling along each respective waterway.

The Samuel P. Senior Dam is 130 feet in length, with a maximum height of 990 feet. It is a concrete structure and impounds roughly 420,000 acres at normal water levels with a contributing watershed of 34.60 square miles. The primary purpose of the dam is for public water supply containment.

The Seyer Dam is a 245-foot-long earthen dam. This dam impounds roughly 65 acres, with a contributing watershed of 0.64 square miles.

Godfrey Pond Dam is a 45-foot-long masonry dam with a height of 15 feet. The pond area of the impoundment is about 0.3 acres.

The Hasen Pond Dam, which is along the Saugatuck River, is a masonry dam that is 83.6 feet long and 10 feet high. The dam impounds roughly 41 square miles of watershed, with a total pond area of 8 acres.

There is a privately owned dam in town at Cobbs Mill Pond that, as of the 2021 update, had not been maintained in the past few years as the property has been vacant. While there is no immediate concern regarding dam failure, it appears the dam may fail due to excessive sediment build up, and the pond may need to be dredged.

Changes and Improvements

Weston continues to be at low risk from dam failure.

3.3 HURRICANES AND TROPICAL STORMS

3.3.1 Setting

A hurricane striking Weston is considered a possible event each year and could cause critical damage to the town and its infrastructure. Several types of hazards may be associated with tropical storms and hurricanes including heavy or tornado winds, heavy rains, and flooding. While only some of the areas of Weston are susceptible to flooding damage caused by hurricanes, wind damage can occur anywhere in the town. Hurricanes, therefore, have the potential to affect any area within the Town of Weston. A hurricane striking the town is considered a possible event each year and could cause critical damage to the town and its infrastructure.

Connecticut is located in FEMA Zone II regarding maximum expected wind speed. The maximum expected wind speed for a three-second gust is 160 mph. The American Society of Civil Engineers recommends that new buildings be designed to withstand this peak three-second gust.

3.3.2 Capabilities

Wind loading requirements are addressed through the state building code. The current Connecticut State Building Code was amended in 2022 and adopted with an effective date of October 1, 20122. The code specifies the design wind speed for construction in all the Connecticut municipalities. Effective 2022, the design wind speed for Weston is 110 miles per hour for a Category 1, 120 miles per hour for a Category 2, 130 miles per hour for Category 3, and 135 miles per hour for Category 4 or greater. Weston has adopted the Connecticut Building Code as its building code. The town website provides links to the State Building Codes so that developers are able to find design standards for wind.

The town has a tree warden and has budgeted for tree maintenance and removals. The warden is active in monitoring tree conditions and taking inventory of what needs maintenance. In addition, the DPW is fully equipped to remove trees and branches from roadways after a storm. Emergency communication capabilities were discussed in previous sections.

3.3.3 Vulnerabilities and Risk Assessment

Most of the damage to the town from historical tropical cyclones has been due to the effects of flooding and wind. Areas of known and potential flooding problems are discussed in Section 3.1.

Overall, the town is concerned with tree and wind damage on town-wide scale. Emergency access is also a major concern for the town during and after a high wind event storm. Many of the roadways in Weston only have a single-entry point, therefore if that point were to be blocked by debris, emergency access could become challenging. There is an additional concern regarding poles, transformers, and wires on private roads where vegetation management is not as prescribed as public roads.

School Road, which provides access to numerous municipal facilities and critical facilities, has several concerning trees located on private property at the north entrance of the road. The town is concerned that a strong storm may bring these large trees down across the roadway, affecting critical facility access and potentially impeding emergency response. The town has attempted to work with the property owner on tree removal and will continue to do so until the risk has been mitigated.

Changes and Improvements

Weston continues to improve their tree maintenance capabilities, reducing the vulnerability of the town's electric grid and roads system to high wind events.

3.4 SUMMER STORMS AND TORNADOES

3.4.1 Setting

Summer storms and tornadoes have the potential to affect any area within the Town of Weston. Because these types of storms and the hazards that result (flash flooding, wind, hail, and lightning) might have a limited geographic extent, it is possible for a summer storm to harm one area within town without harming another.

Based on the historic record, it is considered highly likely that a summer storm that includes lightning will impact Weston each year, although lightning strikes have a limited effect. Strong winds and hail are considered likely to occur during such storms but also generally have limited effects. A tornado is considered a possible event in Fairfield County each year that could cause significant damage to a small area.

3.4.2 Capabilities

The town's capabilities regarding the mitigation of high wind events are described in Section 3.3.2.

Warning is the primary existing mitigation method for tornadoes and thunderstorm-related hazards. The NOAA National Weather Service issues watches and warnings when severe weather is likely to develop or has developed, respectively. Weston's emergency communication capabilities are described in Section 2.5.

Actions Completed and New Capabilities

Weston's tree trimming and maintenance capabilities, its coordination with the local electric utility, and its emergency communication capabilities have all been improved since adoption of the previous HMP.

3.4.3 Vulnerabilities and Risk Assessment

The entire Town of Weston is at relatively equal risk for experiencing damage from summer storms and tornadoes. Based on the historic record, a few summer storms have resulted in costly damages to the town. Most damages are relatively site specific and occur to private property (and therefore are paid for by private insurance). For municipal property, the town budgets for tree removal and minor repairs are generally adequate to handle summer storm damage.

According to the 2023 State Natural Hazard Mitigation Plan Update, Fairfield County has a moderately high risk of tornado activity based on historical occurrences. Therefore, by virtue of its location in Fairfield County, the Town of Weston has moderate to high potential to experience tornado damage. In general, thunderstorms and hailstorms in Connecticut are more frequent in the western and northern parts of the state and less frequent in the southern and eastern parts. The majority of these events do not cause any measurable damage. Although lightning is usually associated with thunderstorms, it can occur on almost any day. The likelihood of lightning strikes in the Weston area is very high during any given thunderstorm

although no one area of the town is at higher risk of lightning strikes. The risk of at least one hailstorm occurring in Weston is considered moderate in any given year.

Thunderstorms are expected to impact Weston about 20 days each year. The majority of these events do not cause any measurable damage. Although lightning is usually associated with thunderstorms, it can occur on almost any day. The likelihood of lightning strikes in the Wilton area is high during any given thunderstorm, although no one area of the town is at higher risk of lightning strikes. There is also a risk of a hailstorm occurring at least once per year in Weston.

The risk of downbursts occurring during such storms and damaging the town is believed to be low for any given year. All areas of the town are susceptible to damage from high winds although more building damage is expected in more developed areas, while more tree damage is expected in the less densely, rural areas of town. The town has reported that summer storms are generally “hit or miss” by way of damage, however, when microbursts have occurred in the past damage was significant.

Secondary damage from falling branches and trees is more common than direct wind damage to structures. Heavy winds can take down trees near power lines, leading to the start and spread of fires. Most downed power lines in Wilton are detected quickly, and any associated fires are quickly extinguished. Such fires can be extremely dangerous during the summer months during dry and drought conditions. It is important to have an adequate water supply for fire protection to ensure the necessary level of safety is maintained.

Changes and Improvements

Weston continues to mitigate storm and wind damage on a regular basis.

3.5 WINTER STORMS AND NOR'EASTERS

3.5.1 Setting

The entire Town of Weston is susceptible to winter storms and, due to its variable elevation, can receive higher amounts of snow at higher elevations. In general, winter storms are considered highly likely to occur each year (although major storms are less frequent), and the hazards that result (nor'easter winds, snow, and blizzard conditions) can potentially have a significant effect over a large area of town.

According to the 2023 Connecticut State Natural Hazard Mitigation Plan, the state can expect to experience at least four major snow events each year, with an average of 8 winter events in a season for Fairfield County. It is estimated that Weston's average annual snowfall is about 2.5 to 4 feet.

3.5.2 Capabilities

Prior to a winter weather event, the town ensures that all warning/notification and communications systems are ready and ensures that appropriate equipment and supplies, especially snow removal equipment, are in place and in good working order. In some known problem areas, pre-storm treatment is applied to roadways to reduce the accumulation of snow. The town also prepares for the possible evacuation and sheltering of populations that could be affected by the upcoming storm (especially the elderly and people with special needs).

The town has a robust, and often praised, snow removal program that includes around the clock plowing, salting, and sanding Weston's roadways.

Actions Completed and New Capabilities

The Town completed paving and swale upgrades to address icing on Steep Hill Road and Lords Highway.

3.5.3 Vulnerabilities and Risk Assessment

The entire Town of Weston is at relatively equal risk for experiencing damage from winter storms although some areas (such as icing trouble spots and neighborhoods with a high concentration of flat roofs) are more susceptible. The public assistance reimbursement for Winter Storm Alfred was \$115,579, underscoring how costly winter storms can be. However, many damages are relatively site specific and occur to private property (and therefore are paid for by private insurance) while repairs for power outages are often widespread and difficult to quantify to any one municipality.

The structures and utilities in Weston are vulnerable to a variety of winter storm damage. Tree limbs and some building structures may not be suited to withstand high wind and snow loads. Ice can damage or collapse power lines, render steep gradients impassable for motorists, undermine foundations, and cause "flood" damage from freezing water pipes in basements. Drifting snow can occur after large storms, but the effects are generally mitigated through municipal plowing efforts.

There are some roadways in town that are more prone to icing as they also have drainage issues. This includes Georgetown Road near Samuelson Road. Georgetown Road is a state-owned roadway which presents certain challenges in regard to mitigation. In order to address the icing problem, the town ensures adequate treatment is used so that trucks visit these sites often to ensure safe conditions.

Changes and Improvements

Weston continues to mitigate snowstorms and icing.

3.6 WILDFIRES AND DROUGHT

3.6.1 Setting

The Town of Weston is generally considered a moderate risk area for small wildfires but a low risk area for large wildfires. Wildfires are of particular concern because there is no public water supply. During a drought, low water levels may also impact the fire department's ability to respond, as they rely on fire ponds to fight fires. Hazards associated with wildfires include property damage and habitat loss.

In addition, Weston and Fairfield County have experienced drought challenges over recent years. The 2023 Connecticut Natural Hazard Mitigation Plan assumes that the State of Connecticut is likely to experience a drought every two to three years. This assumption is based on climate change projections that anticipate hotter, wetter conditions in the near future. Climate forecasts often suggest that while precipitation may increase, the overall pattern will generally be higher intensity storms, with longer than average dry periods between events. The State Plan also identifies that Fairfield County accounts for roughly 7.28% of the state's total number of farms, with a market value of over \$42 million in product sold from these farms.

3.6.2 Capabilities

The town's Fire Department is not a town agency or department, but a private (501c3), non-profit membership corporation. It is an all-volunteer, unpaid fire department made up of both women and men who go through extensive and ongoing state-certified training. This gives each member the confidence and capability to perform at a very high level.

The WVFD operates out of two fire stations. Station One is located at the Norfield Headquarters (56 Norfield Road) with the primary responsibility of responding to calls on the west side of Weston; while Station Two, located on Lyons Plain (234 Lyons Plain Road), responds primarily to calls on the east side of Weston. The Department's fire apparatus consists of 2 attack engines, 2 support engines, and 1 tanker. Additionally, the Department has a Rescue vehicle, an ATV to support search & rescue operations, and an inflatable boat for water rescues.

Actions Completed and New Capabilities

Drought mitigation has been incorporated into the 2020 Weston POCD, including a recommendation that Sustainable Weston and the Westport Weston Health District encourage the reduction of the use of pesticides, herbicides, and fertilizers that leach into groundwater by educating the public about alternatives and best practices to preserve clean water.

3.6.3 Vulnerabilities and Risk Assessment

According to the Connecticut DEEP, the actual forest fire risk in Connecticut is low due to several factors. First, the overall incidence of forest fires is very low. According to the 2023 State Hazard Mitigation Plan, an average of 243 fires per year occurred from 2013 to 2022; an increase from the average 109 fires per year reported in the 2019 State HMP. In 2020 alone, there were a reported 603 wildland fire events. Secondly, as the wildfire/forest fire prone areas become

fragmented due to development, the local fire departments have increased access to those neighborhoods for firefighting equipment. Third, the problematic interface areas such as driveways too narrow to permit emergency vehicles are site specific. Finally, trained firefighters at the local and state level are readily available to fight fires in the state, and inter-municipal cooperation on such instances is common.

In the drought year of 1999, the average wildfire in Connecticut burned 5 acres, compared with the two most extreme wildfires recorded since 1986, which burned 300 acres each. Given the availability of firefighting water in Weston, including the use of nearby water bodies, it is believed that this average value for a drought year and the extreme value are applicable to the town as well.

In 2024, the Town experienced multiple small brushfires in Weston and also responded as mutual aid to small fires on the Aquarion property in Easton.

According to the Wildland-Urban Interface (WUI), much of the Town of Weston can be classified as medium and high-density development intermixed with vegetation that may be more susceptible to wildfires. While this classification does not equate to a high fire risk, it is important to understand that there is some level of risk to some areas of town. With high water availability throughout developments and town, this reduces the risk of widespread, large scale fire. Wildfire Risk Areas are mapped in Figure 3-1.

Changes and Improvements

The town's vulnerability to wildfires continues to be low.

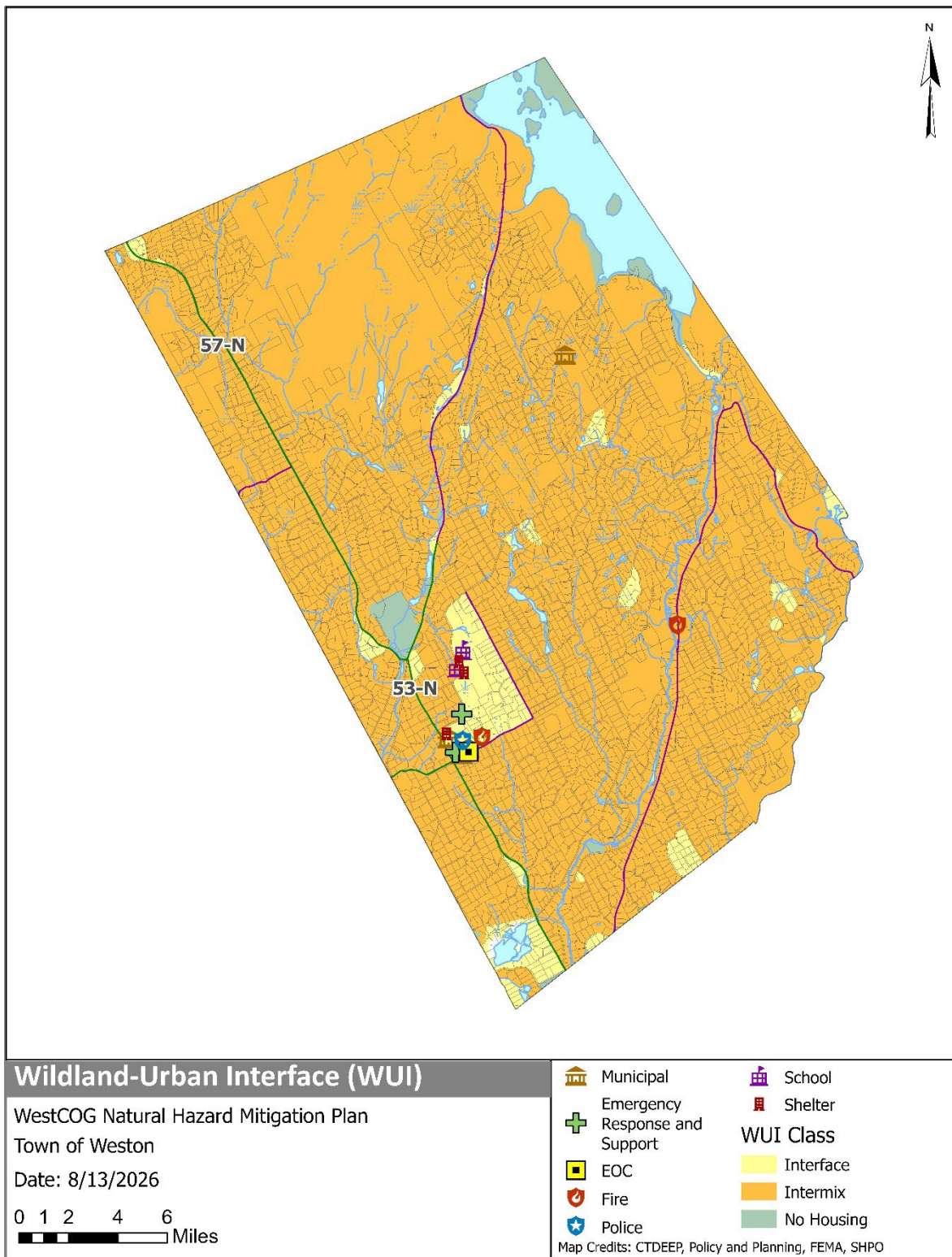


Figure 3-1: Wildfire Risk Areas

3.7 EARTHQUAKES AND LANDSLIDES

3.7.1 Setting

The entire Town of Weston is susceptible to earthquake damage. However, even though earthquake damage has the potential to occur anywhere, both in the town and in the northeastern United States, the effects may be felt differently in some areas based on the type of geology. In general, earthquakes are considered a hazard that may possibly occur but that may cause significant effects to a large area of the town.

3.7.2 Capabilities

The town has adopted the state building codes for new construction, and they are enforced by the Building Official. Due to the infrequent nature of damaging earthquakes, land use policies in the town do not directly address earthquake hazards. However, various documents do indirectly discuss areas susceptible to earthquake damage and regulations that help to minimize potential earthquake damage.

Subdivision Regulations:

- Ch. 230 Attachment 1 identifies soil types that may not be suitable for development and may require special evaluation before development proceeds.
- Identifies that development of any kind should not occur on major slopes without approval.

Plan of Conservation and Development:

- Notes that areas where slopes are greater than 10% limit development.
- Encourages the conservation areas which may include vulnerable soil types and steep slopes.

Zoning

- The town has a height restriction of 35 feet, which may help reduce earthquake damage risks.

Actions Completed and New Capabilities

Weston continues to have appropriate capabilities for mitigating earthquake events.

3.7.3 Vulnerabilities and Risk Assessment

Some areas in Weston are underlain by sand and gravel, particularly along the Saugatuck River, West Branch, and Held Pond. Structures in these areas are at increased risk from earthquakes due to amplification of seismic energy and/or collapse. Most of the remaining area is underlain by glacial till and is therefore not at increased risk during an earthquake due to unstable soils.

Changes and Improvements

The town's vulnerability to earthquakes continues to be low.

3.8 Extreme Heat

3.8.1 Setting

Extreme heat can occur at any time during the warmer months and can be defined as temperatures that hover 10 degrees or more above the average high temperature for the region. The NWS defines extreme heat as a period of abnormally hot weather generally lasting more than two days. A *heat wave* typically lasts three or more days with temperatures over 90 degrees for those days. These events typically last for a prolonged period of time, can vary in extent and intensity, and are often accompanied by high humidity.

An extreme heat event or heat wave can occur anywhere throughout Connecticut and any of the WestCOG communities. According to the 2023 Connecticut State Natural Hazard Mitigation Plan, Fairfield and Litchfield counties experienced, between 2012 and 2021, the greatest and least average annual number of days with temperatures greater than 90 degrees, respectively. Fairfield County experienced five days on average, while Litchfield County experienced zero days on average.

Extreme heat events are expected to increase. The WestCOG Regional Climate Assessment (2026) notes that “by 2050, in a high CO₂-emissions scenario (RCP 8.5), average temperatures are expected to rise by approximately 5°F and continue to increase thereafter.” The region is also likely to see an increase in heat wave days, summer days (where daily max. temperatures are above 77 degrees), and an increase in tropical nights (where the daily minimum is below 68 degrees).

3.8.2 Capabilities

The Town of Weston has identified cooling centers in town which can provide respite to members of the community during an extreme heat event or heat wave. The Town also monitors the National Weather Service and local forecasts for heat warnings and advisories, in addition to guidance set forth by the State.

Actions Completed and New Capabilities

The town has identified one cooling center in Weston

3.8.3 Vulnerabilities and Risk Assessment

While the entire town is at risk of an extreme heat event, vulnerability can vary widely throughout the community as it does across Connecticut. To better characterize vulnerability to extreme heat, UConn CIRCA has developed a tool to aid in understanding extreme heat vulnerability for communities across the state. This tool, known as the Climate Change Vulnerability Index (CCVI), comprises dozens of factors that contribute to a community’s heat sensitivity, exposure, adaptive capacity, and, ultimately, overall heat vulnerability. The CCVI can be used to characterize heat vulnerability in Weston.

In general, the most vulnerable populations in Weston would include the young and the elderly, and those populations living in the more densely developed areas in town which may have reduced tree coverage and a greater density of impervious surface. According to the CCVI, more heat vulnerable areas in Town are in the southern areas of Weston and along Weston Road.

Changes and Improvements

The town, like all WestCOG communities, is now including extreme heat in its HMP and beginning to plan more intently to address extreme heat impacts.

4.0 MITIGATION STRATEGIES AND ACTIONS

4.1 Goals and Objectives

Municipal goals and objectives have been made consistent regionally and are presented in the Multi-Jurisdictional Plan document.

4.2 Status of Mitigation Strategies and Actions from Previous HMP

The table below lists the mitigation actions developed in the previous HMP and their status. Actions to be carried forward are noted as such. Actions that have been institutionalized as capabilities are not carried forward.

Table 4-1 Status of Prior Mitigation Actions

#	Description	Status	Notes
1	Develop a Capital Plan for Fire Ponds and Hydrants	Unknown	
2	Coordinate with CERT and utilize new public communication systems to develop a public engagement and education program to promote emergency preparedness and 'best management practices' for natural hazards, targeted to homeowners.	Ongoing	CERT team is co-op with Westport. Deputy EMD spearheads this, but Westport is primary lead on this.
3	Compare local floodplain regulations with Revised State Model Flood Regulations to identify any remaining opportunities for improvement	Carry forward	Status unknown
4	Contact the owners of Repetitive Loss Properties and nearby properties at risk to inquire about mitigation undertaken and suggest options for mitigating flooding in those areas. This should be accomplished with a letter directly mailed to each property owner.	Regional	Outreach has never been specific. Each incident tends to be a little different, and not necessarily same areas or locations.
5	Revise regulations to promote Low Impact Development; this action will mitigate natural hazard risks and accomplish objectives listed in the 2020 POCD, while also meeting Sustainable CT objectives.	Carry forward with revisions	Status unknown

#	Description	Status	Notes
6	In accordance with Goal 2, Objective 5 of the 2020 POCD, have the Sustainability Committee, in cooperation with the Westport-Weston Health District, encourage public best practices to protect groundwater resources during drought conditions.	Carry forward with revisions	Minimal impacts from drought this year, so not much by way of education completed this year.
7	Perform tree removal around critical facilities to mitigate potential damage to the facilities or to the power lines and utilities serving those facilities.	Remove	Ongoing effort. Tree warden and DPW are on top of this, and targeting hazardous trees for removal on an annual basis. Most facilities are out in the open so low risk.
8	Provide “welcome kits” to new home owners for properties located within the floodplain, or with a significant risk of flooding.	Review for removal	No update, potentially difficult to accomplish.
9	Complete a feasibility study for a microgrid in the Town Center, or other grid resiliency projects in that area.	Carry forward	Unsure of goal for this action/who was interested. May still be of interest but unsure.
10	Work with CT DEEP to validate and/or correct the RL list and update the mitigation status of each listed property.	Remove	Move to regional
11	Annually conduct an emergency operations exercise for a local terrorism, sabotage, or mass casualty event.	Capability - potentially remove.	Participate in State exercises on an annual basis.
12	Complete upgrade of emergency alert system to Everbridge.	Complete	Complete
13	Increase the resiliency of the Library to natural hazards, possibly including installation of a natural gas generator.	Carry forward	Not complete - unsure of when it will be complete or any other barriers.
14	Work with home owners in the vicinity of Cobs Mill Pond and Beaver Brook to remove silt and debris and consider use as fire ponds.	Carry forward	Unsure of status - check with fire chief/fire marshal, this may be complete.
15	Address icing issues along Steep Hill Road and Lords Highway near the Davis Hill Road intersection	Remove	Complete

#	Description	Status	Notes
16	Work with the CTDOT to upgrade the culvert in the area of Newtown Turnpike (Rt 53) and Dillon Pass that is frequently clogged	Carry forward	Same status as 2024 - borings complete but not installed.
17	Coordinate with CT SHPO to conduct historic resource surveys, focusing on areas within natural hazard risk zones (flood zones, wildfire hazard zones, steep slopes) to identify historic resources at risk and support the preparation of resiliency plans across the state.	Remove	Move to regional
18	Work with the CTDOT to address icing issues along Georgetown Road near Samuelson Road	Carry forward	Still a problem, nothing has been done.
19	Upgrade the culvert on Deepwood Road along Jennings Brook	Carry forward	Unsure of status.
20	Upgrade the deteriorated metal culvert on Timber Mill Lane	Carry forward	Unsure of status.
21	Modernize the Town's internal emergency communication system.	Remove	Panic buttons are in, upgraded land mobile radios for fire department/fire responders. Nothing by way of communications need for near future.

4.3 Prioritization of Strategies and Actions

The STAPLEE method, described in the Multi-Jurisdictional document, was used to score mitigation activities. The STAPLEE matrix in Appendix A provides the total scores. Actions have been further prioritized based on implementation cost, project urgency, and municipal and public input. The strategies below are presented in priority order, with qualitative priority levels listed for each.

4.4 Mitigation Strategies and Actions Implementation Table

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

APPENDIX A

Appendix A: STAPLEE Matrix

Action #	Action Description	Responsible Entity	Cost Range	Funding Sources	Timeframe	Community Priority	Type of Action	Hazard	Social Benefit	Social Cost	Technical Benefit	Technical Cost	Admin Benefit	Admin Cost	Political Benefit	Political Cost	Legal Benefit	Legal Cost	Economic Benefit	Economic Cost	Environ. Benefit	Environ. Cost	STAPLEE Score
WST-01	Compare local floodplain regulations with Revised State Model Flood Regulations to identify opportunities for improved consistency when adopting the new FEMA maps for the Saugatuck, Southwestern CT, and Housatonic studies. Ensure that freeboard is consistent with the State Building Code.	Planning	\$0 - \$25,000	Operating Budget	2026 or when directed by the State NFIP Coordinator	High	Prevention	Flooding	1	0	1	0	1	0	1	0	1	0	1	0	1	0	9

Action #	Action Description	Responsible Entity	Cost Range	Funding Sources	Timeframe	Community Priority	Type of Action	Hazard	Social Benefit	Social Cost	Technical Benefit	Technical Cost	Admin Benefit	Admin Cost	Political Benefit	Political Cost	Legal Benefit	Legal Cost	Economic Benefit	Economic Cost	Environ. Benefit	Environ. Cost	STAPLEE Score
WST-02	Revise regulations to promote Low Impact Development; this action will mitigate natural hazard risks and accomplish objectives listed in the 2020 POCD, while also meeting Sustainable CT objectives.	Planning	\$25,000 - \$50,000	Operating Budget, Sustainable CT Community Match Fund	2027	High	Prevention	Flooding	1	0	1	0	1	1	0	0	0	0	1	0	1	0	6

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WST-03	In accordance with Goal 2, Objective 5 of the 2020 POCD, charge the Sustainability Committee (with the Aspetuck Health District) to encourage best practices to protect groundwater resources during drought conditions, and identify other educational opportunities that can be led by the Committee relative to natural hazards.	BOS then Sustainability Committee	\$25,000 - \$50,000	Operating Budget	2027	High	Education & Awareness	Drought	1	0	1	0	1	1	0	0	0	0	0	0	1	0	4

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WST-04	As the opportunity arises, collaborate with CIRCA on the "Resilient Connecticut" project to advance further study in areas with flood and extreme heat risks.	BOS	\$0 - \$25,000	Operating Budget plus CIRCA funds from State and Federal sources	2028-2030	Low	More than one category	Multiple Hazards	1	0	1	0	1	1	1	0	0	0	1	0	1	0	7
WST-05	Continue to participate in the WestCOG program that provides outreach to repetitive loss property owners.	BOS	\$0 - \$25,000	Operating Budget and COG general services budgets	Annually in 2026, 2027, 2028, 2029, and 2030	Med	Property Protection	Flooding	1	0	1	0	1	0	1	0	0	0	1	0	1	0	8

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WST-06	Work with WestCOG to update the mitigation status of repetitive loss properties.	Planning	\$0 - \$25,000	Operating Budget and COG general services budgets	2029	Med	Property Protection	Flooding	0	0	1	0	1	0	0	0	1	0	1	0	0	0	6
WST-07	Work with the CTDOT to upgrade the culvert in the area of Newtown Turnpike (Rt 53) and Dillon Pass that is frequently clogged	DPW	\$100,000 - \$500,000	Capital Improvement Plan, FEMA HMA, CTDOT, PROTECT	2026-2028	Med	Structural Projects	Flooding	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6

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WST-08	Work with the CTDOT to address icing issues along Georgetown Road near Samuelson Road	DPW	\$100,000 - \$500,000	Capital Improve ment Plan, FEMA HMA, CT DOT, PROTECT	2028-2029	Low	Structural Projects	Winter Storms and Nor'easters	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6
WST-09	Upgrade the culvert on Deepwood Road along Jennings Brook	DPW	\$500,000 - \$1M	Capital Improve ment Plan, FEMA HMA, STEAP	2028-2029	Low	Structural Projects	Flooding	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6

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WST-10	Upgrade the deteriorated metal culvert on Timber Mill Lane	DPW	\$500,000 - \$1M	Capital Improvement Plan, FEMA HMA, STEAP	2028-2029	Low	Structural Projects	Flooding	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6
WST-11	Develop a Capital Plan for Fire Ponds and Hydrants	FM	\$0 - \$25,000	Capital Improvement Plan, STEAP, FEMA Assistance to Firefighters Grant	2027-2028	High	Structural Projects	Wildfire and Drought	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6

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WST-12	Work with homeowners in the vicinity of Cobs Mill Pond and Beaver Brook to remove silt and debris and consider use as fire ponds.	DPW, FM	\$100,000 - \$500,000	Capital Improvement Plan, STEAP	2027-2028	High	More than one category	Multiple Hazards	0	0	1	0	1	0	0	0	0	0	1	1	1	0	4
WST-13	Coordinate with CERT and utilize new public communication systems to develop a public engagement and education program to promote emergency preparedness and 'best management practices' for natural hazards, targeted to homeowners.	EMD	\$0 - \$25,000	Operating Budget	2027	Med	Education & Awareness	All Hazards	1	0	1	0	1	1	1	0	0	0	0	0	0	0	4

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WST-14	Construct new Police Department/new EOC to improve PD capacity and increase EOC resource capacity and minimize vulnerability.	BOS, EMD, PD	>\$1M	Capital Improvement Plan, FEMA HMA, STEAP	2029-2031	High	Preparedness & Emergency Response	All Hazards	1	0	1	0	1	1	1	0	1	0	1	1	1	0	6
WST-15	Complete a feasibility study for a microgrid in the Town Center, or other grid resiliency projects in that area.	BOS	\$100,000 - \$500,000	Capital Improvement Plan, DCRF, STEAP	2027-2028	Med	Preparedness & Emergency Response	All Hazards	1	0	1	0	1	1	1	0	1	0	1	1	0	0	5
WST-16	Increase the resiliency of the Library to natural hazards, possibly including installation of a natural gas generator.	BOS	\$100,000 - \$500,000	Capital Improvement Plan, FEMA HMA, STEAP	2027-2029	High	Preparedness & Emergency Response	All Hazards	1	0	1	0	1	0	1	0	1	0	1	1	1	0	7

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WST-17	Perform tree removal around known sensitive powerline areas, prioritizing critical facilities, to mitigate potential damage and outages to facilities and surrounding residential areas.	DPW	\$100,000 - \$500,000	Capital Improvement Plan	2026-2028	High	Structural Projects	Multiple Hazards	1	0	1	0	1	1	1	0	1	0	0	1	0	0	3
WST-18	Work with Aquarion Water Company to enforce mandatory twice-per-week irrigation schedule.	BOS	\$0 - \$25,000	Operating Budget	2027-2031	Low	Education & Awareness	Drought	1	0	1	0	1	1	0	0	0	0	0	0	1	0	4