Windsor Locks

Windsor Locks is a fully suburban community in northern Hartford County. The town encompasses only nine square miles, but has a population of approximately 12,400. The land area of Windsor Locks ranges from about 75 to 150 feet above sea level and contributes to three watersheds: primarily the main stem of the Connecticut River Watershed, but also the Stony Brook Watershed in the northwest and the Farmington River Watershed in the southwest. The Connecticut River forms the eastern town boundary. Other watercourses include Adds, Dibble Hollow, Kettle and Waterworks Brooks. Principal industries include food servicing and distribution, manufacture of aerospace products, paper products, electronics and machines. Major transportation routes through Windsor Locks include Interstate 91 and state routes 75, 140 and 159. In addition, highway 20, the connector between Interstate 91 and Bradley International Airport forms the southern town boundary. The majority of Bradley International Airport, the second largest commercial airport in New England, is located within Windsor Locks, as well as significant numbers of hotels and related travel services.

Challenges

Windsor Locks is vulnerable to loss of life and property and the economic consequences that result from flooding, high winds, severe winter storms and other natural hazards. Localized flooding and downed trees resulting in impassable roads continue to be a major worry for emergency response staff in terms of their ability to reach people in need.

The National Flood Insurance Program has paid nine property damage claims in Windsor Locks totaling $166,872 to-date. Windsor Locks has no Repetitive Loss Property claims to-date. Several existing commercial and industrial buildings are located in identified hazard areas. The Montgomery Mill (Dexter Mill) and Ahlstrom are properties upon which contaminants have been recorded. These are located on the Connecticut River and so are considered vulnerable. One vacant building on Main Street was recently replaced with a new building after a revision to the flood map was approved and compensatory storage was provided. No other construction has been permitted in flood prone areas since 2008.

The Town has recently commissioned various efforts for the planning and revitalization of Main Street, including; relocating the existing train station from the southern part of town to a downtown location, traffic mitigation, reuse of the Montgomery Mill and other efforts. Opportunities for mitigation will be considered as planning efforts continue. The Town is also working with property owners along the Connecticut River to encourage open space preservation, community gardens and other creative low impact uses on their lands.

Water Pollution Control staff are concerned with access to and shut down of three locations: Dexter Pump Station, South Main Street Pump Station and the Water Pollution Control Facility. An estimate of potential dollar losses to such structures would be $750,000 to $1.5 million for the Dexter Pump Station’s contents and $175,000 to $250,000 for South Main Street Pump Station’s contents.

Although flooding is not as large a concern here as in some other communities, a significant flood event could result in much damage particularly to commercial and industrial properties. CRCOG used FEMA’s Hazus-MH model to analyze the risks that the Town of Windsor Locks might face from a major flood. The model estimates that economic losses to the town including residential and commercial damage and business interruptions due to a flood having a 1% chance of occurring any given year (the 100-year flood) would be over $2 million. The impacts of such a flood are summarized below:
| Estimated Damages from 100-Year Flood | Households Displaced | 9 |
| People Needing Shelter | 10 |
| Buildings at Least Moderately Damaged | 0 |
| Total Estimated Economic Losses | $2,420,000 |
| Total Residential Building & Content Losses | $630,000 |
| Total Commercial, Industrial & Other Building & Content Losses | $1,780,000 |
| Total Business Interruption Losses | $10,000 |

CRCOG also used FEMA’s Hazus-MH model to analyze the risks that the Town of Windsor Locks might face from a hurricane as powerful as the 1938 hurricane. The model estimates that economic losses to the town including residential and commercial damage and business interruptions due to such a Category 3 hurricane would be over $54 million. The impacts of such a storm are summarized below:

| Estimated Damages from a 1938 Strength Hurricane | Households Displaced | 13 |
| People Needing Shelter | 1 |
| Buildings at Least Moderately Damaged | 479 |
| Buildings Completely Damaged | 27 |
| Total Estimated Economic Losses | $54,270,000 |
| Total Residential Building Losses | $35,760,000 |
| Total Commercial, Industrial & Other Building & Content Losses | $11,300,000 |
| Total Business Interruption Losses | $7,210,000 |
| Total Debris Generated | 14,968 tons |
| Truckloads (at 25 tons/truck) of building debris | 227 |

According to information from the Connecticut Department of Emergency Management and Homeland Security, the three federally declared natural disasters of 2011 resulted in total expenses to the municipality of over $1.6 million with the majority of these expenses resulting from Storm Alfred. These expenses include debris and snow removal, emergency protective measures and repairs to damaged infrastructure and buildings but do not include damages experienced by private citizens and businesses.

| 2011 Disasters Damage Amounts Eligible for 75% Reimbursement Under FEMA Public Assistance Program |
|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| Applicant: Town | 100% of Amount Eligible for 75% Reimbursement | DR-1958-CT 2011 Snow | DR-4023-CT Irene August 2011 | DR-4046-CT Severe Weather Oct 2011 Alfred | Total Damages Eligible for Public Assistance Due to 2011 Disasters |
| Town of Windsor Locks | $58,133.89 | $21,047.07 | $1,583,630.87 | $1,662,811.83 |

Goals, Objectives and Strategies

**GOAL: REDUCE THE LOSS OF LIFE AND PROPERTY AND THE ECONOMIC CONSEQUENCES THAT RESULT FROM FLOODING, HIGH WINDS, SEVERE WINTER STORMS AND OTHER NATURAL DISASTERS. REDUCE LOSS OF ACCESS AND POWER TO SIGNIFICANT BUILDINGS SUCH AS WATER POLLUTION CONTROL FACILITY, DEXTER PUMP STATION, SOUTH MAIN PUMP STATION, SCHOOLS, SENIOR CENTER, REHAB CENTER, TOWN BUILDINGS USE FOR EMERGENCY PURPOSES. INCREASE RESIDENT AND BUSINESS EMPLOYEE KNOWLEDGE OF WARNING SYSTEMS.**
**Objective 1:**
Reduce future flooding by improving, modifying and/or replacing existing man-made and natural drainage systems.

**Strategic Actions:**

1.1 Address drainage issues on Papermill Brook at Center Street/ Whitton Street.
   - **Lead:** Public Works, Administration
   - **Status:** Completed, Mitigated, Replaced

1.2 Address drainage issues at Chestnut and Main Streets.
   - **Lead:** Public Works, Administration
   - **Current Status:** Mitigated, cleaned/installed trash rack

1.3 Address drainage issues on Kettle Brook at Middle School on Center Street.
   - **Lead:** Public Works, Administration
   - **Priority:** Medium
   - **Status:** Cleaned out as needed, partially mitigated; created scour hole for wash out. Future cleanouts will be undertaken on an as needed basis
   - **Potential Funding Sources:** General operating funds
   - **Timeframe:** 2014-2019

1.4 Address drainage issues on Industrial Road.
   - **Lead:** Public Works, Administration
   - **Priority:** Medium
   - **Status:** Not yet initiated; deferred due to lack of funding. Drainage improvements will be considered for inclusion in the capital improvements program during annual budget preparations and will be undertaken when funding is available.
   - **Potential Funding Sources:** General operating funds, capital improvements program funding, grants
   - **Timeframe:** 2014-2019

1.5 Address drainage issues at West and Spring Streets.
   - **Lead:** Public Works, Administration
   - **Priority:** Medium
   - **Status:** Not yet initiated; deferred due to lack of funding. Drainage improvements will be considered for inclusion in the capital improvements program during annual budget preparations and will be undertaken when funding is available.
   - **Potential Funding Sources:** General operating funds, capital improvements program funding, grants
   - **Timeframe:** 2014-2019

1.6 Address drainage issues in the Smally Road area.
   - **Lead:** Public Works, Administration
   - **Priority:** Medium
1.7 Address drainage issues on Bristol Road.
Lead: Public Works, Administration
Priority: Medium
Status: Not yet initiated; deferred due to lack of funding. Drainage improvements will be considered for inclusion in the capital improvements program during annual budget preparations and will be undertaken when funding is available.
Potential Funding Sources: General operating funds, capital improvements program funding, grants
Timeframe: 2014-2019

1.8 Address drainage issues at Dibble Hollow and Bel Air Circle.
Lead: Public Works, Administration
Priority: Medium
Status: Not yet initiated; deferred due to lack of funding. Drainage improvements will be considered for inclusion in the capital improvements program during annual budget preparations and will be undertaken when funding is available.
Potential Funding Sources: General operating funds, capital improvements program funding, grants
Timeframe: 2014-2019

1.9 Address drainage issues at Gaylord and Lowndes Drive.
Lead: Public Works, Administration
Priority: Medium
Status: Not yet initiated; deferred due to lack of funding. Drainage improvements will be considered for inclusion in the capital improvements program during annual budget preparations and will be undertaken when funding is available.
Potential Funding Sources: General operating funds, capital improvements program funding, grants
Timeframe: 2014-2019

Objective 2:
Educate the property owners and business owners about updated horns and public address system, Everbridge alerts and tones.

Strategic Actions:

1.1 Work with school system to reach out to students/families to educate public.
Lead: Emergency Management Director
Priority: Medium
Status: This is an ongoing effort; but a new initiative for this plan update. A brochure was produced and distributed to the school children.
Potential Funding Sources: General operating funds
Timeframe: 2014-2019: Annually during the school year

1.2 Use local advertising opportunities to educate public.
Lead: Emergency Management Director
Priority: Medium
Status: This is an ongoing effort; but a new initiative for this plan update. Outreach will be conducted periodically and prior to anticipated major storm events throughout the plan period
Potential Funding Sources: General operating funds
Timeframe: 2014-2019

Objective 3:
Ensure that new development will not increase flooding threats to existing properties.

Strategic Actions:

3.1 Review, amend as necessary, and enforce land use regulations.
Lead: Zoning Officer, Planning & Zoning
Priority: Medium
Status: In 2008, Windsor Locks amended its flood zone regulations to maintain eligibility with the National Flood Insurance Program. Enforcement of regulations is an established practice and will continue.
Potential Funding Sources: General operating funds
Timeframe: 2014-2019

Objective 4:
Ensure continuity of public services during power outages.

Strategic Action:

1.1 Provide generators for critical town facilities.
Lead: Emergency Management, Public Works, Administration
Priority: Medium
Status: This is a new initiative.
Potential Funding Sources: Capital improvements program funding, grants
Timeframe: To be initiated in 2014. Completion is anticipated by 2019.
Map 68: Windsor Locks Population Density, Dams and Flood Zones
Map 69: Windsor Locks Flood Plains, Repetitive Loss Areas, Dams and Important Facilities