

**\*PUBLIC NOTICE: For information on submitting remarks for the Public Comment Section please refer to page 3 of this Agenda. For meeting participation information, please also refer to page 3.**

## **AGENDA**

### **REGULAR MEETING PLAINVILLE TOWN COUNCIL MEETING COUNCIL CHAMBERS – MUNICIPAL CENTER January 4, 2021 - 7:00pm**

**I. PRESENTATIONS: Fire Department Chiefs – Swearing In**

**II. PUBLIC HEARING**

**III. MINUTES OF PREVIOUS MEETING**  
December 21, 2020 Regular Meeting

**IV. ANNOUNCEMENTS – REPORTS**

**V. APPOINTMENTS/RESIGNATIONS**  
1. Appointments and Re-appointments to Boards and Commissions

**VI. BOARD OF EDUCATION LIAISON (3<sup>rd</sup> Monday Meetings Only)**

**VII. REPORT OF TOWN ATTORNEY**

**VIII. REPORT OF TOWN MANAGER**  
1. White Oak Proposals Update  
2. COVID-19 Update

3. High School Pool Heater
4. Happenings

**IX. PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

1. 2021-08, High School Pool Heater

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

**\*PUBLIC NOTICE:**

**Following are ways to submit remarks to the Town Council for the Public Comments:**

1) Email: [tcpubliccomments@plainville-ct.gov](mailto:tcpubliccomments@plainville-ct.gov)  
Please submit by 4:00pm Monday, January 4.

2) Voice Mail Message: 860-793-3256 (3-minute limit)

For either option, please be sure to include or state your name and address and that your remarks are for the **1/4/21 Public Comments**. Emails and voice mail messages will be relayed to the Town Council before or after the meeting, depending on when they are received.

**PUBLIC PARTICIPATION INFORMATION – DAY OF MEETING:**

- A link to access this meeting in real time via YouTube will be posted on the Town Website 15 minutes prior to the meeting start time. Be advised, streaming will begin at 7:00pm. Please refer to our “Spotlight” section on the Home Page ([www.plainvillect.com](http://www.plainvillect.com)) for this information.
- For **Audio Only** participation, dial (Toll Free) 888-788-0099 or 877-853-5247 and enter Webinar ID: **872 8671 3033**

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**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
REGULAR MEETING  
December 21, 2020 – 7:00p.m.**

- I. PRESENTATIONS:**
- II. PUBLIC HEARING**
- Additional Appropriation of \$490,000 to the Capital Projects Fund
- III. MINUTES OF PREVIOUS MEETING**  
December 7, 2020 Regular Meeting
- IV. ANNOUNCEMENTS – REPORTS**
- V. APPOINTMENTS/RESIGNATIONS**
1. Inland Wetlands Commission Resignation
  2. Committee on Aging Re-appointments
  3. Fire Chief Appointments
  4. Appointments and Re-appointments to Boards and Commissions
- VI. BOARD OF EDUCATION LIAISON (3<sup>rd</sup> Monday Meetings Only)**
- VII. REPORT OF TOWN ATTORNEY**
- VIII. REPORT OF TOWN MANAGER**
1. Middle School Discussion
  2. Valley Water Rate Increase
  3. Self-Insurance Health Fund
  4. Municipal Coronavirus Relief Fund (CRF) Program
  5. Personal Property Audit Update
  6. Christmas Tree Disposal
  7. COVID-19 Update
  8. Financial Dashboard
  9. Happenings
- IX. PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

1. Consider Additional Appropriation to the Capital Projects Fund
2. Municipal Coronavirus Relief Fund Program
3. Tax-Refunds-Addendum

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

The Regular Meeting was called to order remotely at 7:00pm. Present were Chairwoman Pugliese, Vice Chairwoman Tompkins, Council members Wazorko, Morante, Gnazzo, Rocco, Underwood, Town Manager Lee, Assistant Town Manager Daskal, Town Attorney Mastrianni and Town Clerk Skultety.

**I. PRESENTATIONS**

**II. PUBLIC HEARING**

- **Additional Appropriation of \$490,000 to the Capital Projects Fund**

Assistant Town Manager Daskal read the following legal notice:

**LEGAL NOTICE  
TOWN OF PLAINVILLE  
TOWN COUNCIL PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Plainville Town Council will hold a public hearing at 7:00 p.m. on Monday December 21, 2020 in the Municipal Center to consider:

1. An additional appropriation of \$490,000 to the Capital Project Fund

Dated at Plainville, Connecticut this 17<sup>th</sup> day of December 2020

Plainville Town Council

By Carol A. Skultety, Town Clerk  
& Clerk of the Town Council

Town Manager Lee commented the FY 21 Capital Improvement Budget anticipated that \$980,000 would be contributed from the Towns' unassigned fund balance to support the approved projects. According to the Town Charter, the Town Council is required to conduct a public hearing before considering an additional appropriation.

The Town Charter also requires a referendum whenever any additional appropriation exceeds 1% of the Town Budget. As a result, in order to appropriate \$980,000 from the unassigned fund balance, two supplemental appropriations will be required in order to avoid the expense of conducting a referendum.

Chairwoman Pugliese opened the meeting for comments. No comments were and the hearing was closed.

### **III. MINUTES OF PREVIOUS MEETING**

Vice Chairwoman Tompkins motioned to approve the minutes of December 7, 2020 Regular Meeting. The motion was seconded by Councilman Underwood and passed 7-0.

### **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante attended the Library Board of Trustees meeting and commented the library is open and circulation is up. The Conservation Commission has also met and is considering a clean-up and other endeavors in the spring.

Chairwoman Pugliese commented on the Santa drive by parade sponsored by the Chamber of Commerce held at Norton Park. She thanked the Chamber, the Fire Department and all the volunteers for the great event.

### **V. APPOINTMENTS/RESIGNATION**

#### **1. Committee on Aging**

Councilwoman Morante motioned to reappoint to the Committee on Aging for the new term August 1, 2020 to August 1, 2023:

- a. Marilyn Petit (R), 150 Broad Street
- b. Elizabeth Creswell (D), 23 Birch Tree Road
- c. Charlotte Politis (D), 74 Tomlinson Avenue

The motion was second by Councilman Wazorko and passed 7-0.

#### **2. Inland Wetlands**

Councilman Gnazzo motioned accept with regret the resignation of Michael Goulet from the Inland Wetlands Commission. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

### **3. Fire Department**

Councilman Gnazzo motioned to:

- a. Appoint Adrien Paradis as Deputy Chief of the Plainville Fire Department effective January 4, 2021 for a 2-year term
- b. Appoint Kurt Plourde as First Assistant Chief of the Plainville Fire Department effective January 4, 2021 for a 2-year term
- c. Appoint David Massey as Second Assistant Chief of the Plainville Fire Department effective January 4, 2021 for a 1-yr term

The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

### **4. Economic Development Agency**

1. Councilman Rocco motioned to reappoint to the Economic Development Agency as regular members for the new 2-yr term November 9, 2020 to November 9, 2022:
  - a. Mark Chase (U), 36 Pequot Road
  - b. Joseph Klepacki, Jr (D), 7 Usher Avenue

The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

2. Councilman Rocco motioned to reappoint Nancy Ann Autunno (U), 33 Maria Road as a regular member to the Economic Development Agency for the new 4-yr term November 9, 2020 to November 9, 2024. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.
3. Councilman Rocco motioned to reappoint Val Dumais (D), 43 Reliance Road as a regular member to the Economic Development Agency for the new 5-yr term November 9, 2020 to November 9, 2026. The motion was seconded by Councilman Gnazzo and passed 7-0.
4. Councilman Rocco motioned to reappoint as alternate members to the Economic Development Agency for the new 2-yr term August 7, 2020 to August 7, 2022:
  - a. Timothy Maynard (U), 141 Hollyberry Lane
  - b. Marc Romanow (U), 147 Hollyberry Lane

The motion was seconded by Councilman Gnazzo and passed 7-0.

## **VI. BOARD OF EDUCATION LIAISON (3<sup>rd</sup> Monday Meetings Only)**

## **VII. REPORT OF TOWN ATTORNEY**

No report was given

## **VIII. TOWN MANAGER**

- **Middle School Discussion**

Steve LePage, Superintendent of Schools reviewed a slide show and discussed the potential “Renovate Like New” project for the Middle School. He reviewed the needs and justification for the project along with a timeline for a proposed May 2022 referendum.

The next step is for the Board of Education and Town Council to give their approval to proceed, establish a Building Committee and select an architect. Further discussion to follow.

- **Valley Water Rate Increase**

Several weeks ago, Valley Water notified the Town that they had filed an application to the Public Utilities Regulatory Authority (PURA) for an increase in the water rates. Valley Water pointed out that the last time there was a rate increase was in 2010.

They are requesting an average rate increase of 35.73% which would raise their revenue by \$1.23M. They also pointed out that the rate increase does not include any construction costs or operating costs associated with the new Woodford Ave. water softening plant which is scheduled to be built next year.

An analysis of their application shows that a residential customer with a monthly water bill of \$25 would see an increase of 38.75% or \$116.26 per year. A customer averaging \$35 per month would see an increase of 36.18% or \$151.96 per year. Finally, a residential customer with a monthly bill of \$50 would see an increase of 34.25% or \$205.51 per year.

In addition to the increase in the residential rates, there will also be significant increases to the commercial and industrial rates as well. These increases, while significant, will be less than the residential rate increases.

Valley Water is also proposing a 24.52% increase for Public Fire Protection services rate. If approved as requested, the Town Budget would see an increase of \$168,196. The Town currently pays \$685,872 for fire protection services.

The next step is for PURA to review the application and, at some point, conduct a public hearing. Information regarding the proposed rate increase can be found on the Town website at [www.plainvillect.com](http://www.plainvillect.com) as well as the PURA website at [www.portal.ct.gov/PURA](http://www.portal.ct.gov/PURA). The docket number for the application is 20-11-14.

- **Self-Insurance Health Fund**

Two years ago, the Town joined the CT State Partnership Plan to provide health insurance benefits to Town and Board of Education employees. Before that, the Town self-insured for these health benefits. The self-insurance program was in place for approximately 20 years. For



the great majority of those years, the Town saved significant monies compared to the average of the fully insured rate increases during the same time period.

However, in the last several years of the self-insurance program, the claims significantly exceeded the allocated contributions. The self-insurance fund currently has a deficit of \$2.37M.

To eliminate this deficit, Town staff is recommending that the Town Council adopt of plan to utilize savings in the debt service plan. During the next 4 years, the debt service line item will have savings of over \$3M. This amount would eliminate the deficit in the self-insurance fund.

If this path is taken, instead of having the savings accrue to the Debt Management Fund – the savings would accrue to the General Fund instead. When that occurred, the Town Council would then annually authorize an appropriation to the self-insurance health fund.

If the Town Council is supportive of this approach, Town staff will prepare a policy statement to be considered at a future meeting.

Finance Director Buden added there should not be any deficit in a budget. By having a plan in place to pay it off will not impact the Town's rating going forward.

- **Municipal Coronavirus Relief Fund (CRF) Program**

The State has established a Municipal Coronavirus Relief Fund to reimburse Towns for costs incurred as a result of the pandemic. These funds can be used to pay for the improvements made to municipal facilities to protect workers and visitors.

Improvements to date have been made to the Municipal Center, Library and the Senior Center. Plainville's allocation from the Coronavirus Relief Fund is \$261,533.06. A separate relief fund has been established for education building improvements and operating costs as well.

There is an item under **New Business** that would authorize the Town Manager to execute all necessary documents to receive funding under this grant program.

Representative Petit added the spike in cases after Thanksgiving was anticipated. The Federal Stimulus Packed includes rental assistance and help for restaurants and small businesses. This will be a grant program and recipients will be selected.

Superintendent LePage mentioned the Town received \$875,000 from the relief fund which was needed for staffing, PPE and technology expenses covered through Dec 31, 2020.

- **Personal Property Audit Update**

The FY20 Town budget included \$15K to perform personal property audits to randomly chosen manufacturing companies in Plainville. The Assessor recently completed 13 audits which increased taxable assessments by \$10,341,270. The audited businesses were notified of the proposed changes and were given the opportunity to meet with the auditing firm to answer questions and to provide additional information to make sure the proposed adjustments were in line with State Statutes.

These additional personal property assessments will result in \$505,753.53 in tax revenues for the current fiscal year. The tax bills related to the personal property audits will be mailed before January 1<sup>st</sup> and businesses can choose to have 90 days to pay them without delinquent interest charges being assessed.

- **Christmas Tree Disposal**

Residents may bring their Christmas trees to the Transfer Station on Grainger Lane for free disposal beginning on Monday, December 28<sup>th</sup>. If the tree is transported in a bag, the bag must be removed before it is deposited in the appropriate location at the Transfer Station.

The Roadways Department will be conducting curbside collection of Christmas trees during the week beginning January 11<sup>th</sup>. For the tree to be collected, residents must place it at the curb by Sunday, January 10<sup>th</sup>. Residents are reminded to be sure not to block sidewalks or walkways when placing their tree for collection by the Town.

- **COVID-19 Update**

Positivity rates continue to increase in Plainville and the surrounding Towns. The daily State positivity rate now stands at 6.85%. During the last two weeks, Plainville has had an average daily rate of new cases of 64.4 per 100,000 population. There are only two Towns in CT that are currently not under the “Red Alert” status.

Governor Lamont recently issued Executive Order 9R. This order allows for municipal tax payments due on January 1<sup>st</sup> to have a 90-day grace period before delinquent interest is imposed. This is the same program that was taken with the July tax bills. Residents who wish to have an additional 60 days to pay their January 1<sup>st</sup> tax bill will be required to fill out a Municipal Tax Deferral Form by February 1<sup>st</sup>. This form is available on the Town website at [www.plainvillect.com](http://www.plainvillect.com)

Residents who participated in the earlier program will be notified via email of this new program. There will also be notices posted on social media and press releases will be issued as well.

State Health Department also announced that they are recommending that the quarantine period for those who have come in close contact with infected individuals and showing no symptoms be reduced from 14 days to 10 days.

- **Financial Dashboard**

The Financial Dashboard for the first five months of the fiscal year through the end of November was reviewed and has been posted on the Town website at [www.plainvillect.com](http://www.plainvillect.com)

- **Happenings**

Assistant Town Manager Daskal reported on the Municipal Office holiday schedule and events and activities in the Senior Center. For detailed information visit [www.plainvillect.com](http://www.plainvillect.com).

## **IX. PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**1. Consider Additional Appropriations to the Capital Projects Fund**

Vice Chairwoman Tompkins motioned to appropriate \$490,000 from General Fund Unassigned Fund Balance, Acct #0100-000-32110-0000, to General Fund Transfer Out-Town Capital Fund, Acct# 0100-840-55511-0000. The motion was seconded by Councilman Underwood and passed 7-0.

**2. Municipal Coronavirus Relief Fund Program**

Vice Chairwoman Tompkins motioned to approve and authorize Town Manager Lee to execute necessary documents and complete the certification process to receive finding through the Municipal Coronavirus Relief Fund Program for the July 1-December 30, 2020 Claim Period. The motion was seconded by Councilman Gnazzo and passed 7-0.

**3. Tax Refunds- See Addendum**

Vice Chairwoman Tompkins motioned to approve the tax refunds as listed on the Addendum. The motion was seconded by Councilman Gnazzo and passed 7-0.

**XII. OTHER DISCUSSIONS OF INTEREST**

Town Manager Lee added the Board of Education and Town Council will have a joint meeting on Tuesday January 19, 2021 at 6:00pm before the regular Town Council meeting.

There will be a presentation by Loureiro to update the White Oak renovation proposals at the January 4, 2021 Town Council meeting.

Town Manager Lee mentioned the Town Council and the Town received a memo from the audit firm BlumShapiro regarding "The Auditor's Communication with Those Charged with Governance" regarding audit of Town of Plainville, Connecticut.

Chairwoman Pugliese, along with the Town Council members wished the residents Happy Holidays.

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

At 8:21pm Vice Chairwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Rocco and passed 7-0.

Respectfully submitted by,

Carol A. Skultety, Town Clerk  
& Clerk of the Town Council

Refunds		12/21/2020	
		Current Year	Amount
1	Nissan Infinity LT, Dallas, TX		\$195.43
2	Nissan Infinity LT, Dallas, TX		\$97.87
3	Nissan Infinity LT, Dallas, TX		\$402.29
4	Nissan Infinity LT, Dallas, TX		\$352.78
5	Thompson, Evan, 11 Hardwood Rd		\$43.80
6	VCFS Auto Leasing Company, Mobile, AL		\$586.67
Total			\$1,678.84
		Prior Years	Amount
1	Ronamow, Charles, Trenton, NJ		\$128.06
2	Brady, Andrew (PMC Industries Inc) 87 Spring Ln		\$6,595.48
*Correction for Refund Approved 11/16/20			
Total			\$6,723.54

## APPOINTMENTS TO BOARDS AND COMMISSIONS PENDING AS OF 1/4/21

### **AVIATION COMMISSION:** (page 8)

3 appointments due for new term 11/1/20 – 10/31/23 incumbents are:

Robert Mastrianni (R), 261 Camp Street  
Reade Clemens (R), 87 Farmington Avenue  
David King (L), 88 Trumbull Avenue

### **CAPITAL REGION COUNCIL OF GOVERNMENTS REGIONAL PLANNING COMMISSION (CRCOG):** (page 10)

1 appointment due for new term 1/1/21 - 12/31/21 incumbent is:

Jennifer Bartiss-Earley, 74 South Washington Street

### **TOWN MANAGER'S APPOINTMENT WITH TOWN COUNCIL RATIFICATION CONSERVATION COMMISSION:** (page 10)

2 appointments due for new term 1/15/21 – 1/15/25 incumbents are:

Lisa Lozier (U), 17 Grant Avenue  
Randall Paz (R), 36 Washburn Drive  
Linel Nobel (D), 6 Peace Court

### **HOUSING AUTHORITY**

1 appointment due for new term 1/31/21 – 1/31/26 incumbent is:

Leona Bisson (D), 216 Trumbull Avenue

### **INLAND WETLANDS COMMISSION:** (page 14)

3 appointments due for new regular member term 1/7/21 – 1/7/23 incumbents are:

Patricia LeBeau (D), 46 East Broad Street  
David Garewski (R), 17 Jude Road

### **PLANNING & ZONING COMMISSION:** (page 16)

2 appointments due for new regular member term 1/2/21 – 1/2/25 incumbents are:

Elmer Saucier (D), 8 Sunrise Terrace  
Glen Petit (R). 123 Red Stone Hill

### **STRONG FUND COMMITTEE:** (page 19)

2 appointments due for new term 7/1/20 – 7/1/21 incumbents are:

Josephine Forcella (D), 25 Hough Street  
Bruce Morris (R), 19 Farmstead Lane

## **VACANCIES WITHIN BOARDS AND COMMISSIONS PENDING AS OF 1/4/21**

### **AVIATION COMMISSION: (page 8)**

1 vacancy for alternate term ending 10/31/21

### **CENTRAL CONNECTICUT TOURISM DISTRICT: (page 10)**

1 vacancy for term 10/1/18 – 9/30/21

### **CONSERVATION COMMISSION: (page 10) \*Town Manager's appointment with Town Council ratification**

1 vacancy for term ending 1/15/22

1 vacancy for term ending 1/15/24

1 vacancy for term ending 1/15/25

### **INLAND WETLANDS COMMISSION: (page 14)**

1 vacancy for regular term ending 1/7/23

1 vacancy for alternate term ending 1/7/22

2 vacancies for alternate term ending 1/7/23

### **PLANNING & ZONING COMMISSION: (page 16)**

2 vacancies for alternate term ending 12/1/23

### **RECYCLING & SOLID WASTE COMMISSION: (page 17)**

2 vacancies for regular term ending 2/1/21

2 vacancies for alternate term ending 3/1/21

### **ZONING BOARD OF APPEALS: (page 20)**

1 vacancy for alternate term ending 10/5/23

1 vacancy for alternate term ending 10/5/24

1 vacancy for alternate term ending 10/5/25

December 31, 2020

**Town of Plainville**  
One Central Square  
Plainville, Connecticut 06062

Attn: Robert E. Lee, Town Manager

**RE: Former White Oak Corporation Brownfield Redevelopment  
Proposals Review and Evaluation  
Commission Number: 67PV8.05**

Dear Mr. Lee:

In accordance with our agreement dated November 12, 2020, Loureiro Engineering Associates Inc. (LEA) is herewith providing the synopsis and evaluation of the two development proposals received in response to the Request for Proposal (RFP) 2020-15 dated July 30, 2020. As provided for in our scope of services, we reviewed the proposals submitted by D'Amato/Meyer (DA/ME) and Manafort (MBI) on September 24, 2020 (Attachment A) presentations to the Town Council (on October 15, 2020), responses to Requests for Information (RFI) dated December 2, 2020, and follow-up interviews conducted with the proposers on December 11, 2020. Further, we have evaluated the proposals based on the items 1-11 in the scope of services and have prepared the following comments to those items.

### **Item 1. Completeness of Proposals Per RFP Requirements**

The initial proposals, supplemented by the Council presentations, RFI responses, and interviews have provided all of the required information to permit complete evaluation of their merits.

### **Item 2. Program Components Consistency**

#### **A. 2019 Plan of Conservation and Development (POCD)**

The POCD gives special attention to this site and it's seen as a key opportunity to support downtown development by extending downtown to include the site, supporting mixed retail/residential use, public access to the Pequabuck River and as a part of the Farmington Canal Greenway Trail (FCGT). The DA/ME proposal is for an office/industrial use with outdoor storage of material and equipment, no provision for public use or Pequabuck River access; it does indicate support for the FCGT. The MBI proposal contains mixed uses, public use and improvements with access to the Pequabuck River and provision for

**Loureiro Engineering Associates, Inc.**

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accommodating the FCGT. On the basis of POCD considerations, the MBI proposal appears more desirable.

## **B. Environmental Consideration- Remedial Action Plan (LEA-) 2020**

LEA prepared a Remedial Action Plan (RAP) intended to address several Areas of Concern and areas where releases of oil or hazardous materials were identified during previous investigations. The RAP provided a range of remedial options associated with each of the release areas. As most of the areas of concern at the Site are associated with soil contamination associated with previous industrial activities the proposed and recommended remedial options typically involved the excavation and/or isolation (i.e., capping) of contaminated soil. The range of costs associated with remedial alternatives described in the RAP was primarily driven by the volume of soil to be excavated and removed, where that soil would be disposed, and the extent to which engineered barriers and land use restrictions would be used to assure that exposure to effected soil does not occur.

The DA/ME proposal and concept plan presumes that the town will be responsible for addressing environmental conditions and that DA/ME will initiate their redevelopment plan when such remediation is complete. The town would be the Certifying Party. Because the future use of the property would be industrial/commercial, DA/ME indicated during the interview that any land use restrictions due to environmental hazards would have to be evaluated individually with the town. Uncertainty regarding the acceptance of use restrictions leads to uncertainty regarding remediation costs, which the town would be responsible for. Remediation costs could increase significantly if land use restrictions are limited.

The MBI proposal and concept plan presumes that the town and MBI would work in a coordinated manner to complete necessary remediation. Responses indicated that MBI is amenable to reuse of contaminated soil and the construction of engineered barriers, incorporation of Environmental Land Use Restrictions (ELURs) and on-site alternatives. The conceptual plans provided by MBI are generally consistent with similar plans developed by LEA in the RAP which were intended to maximize on-site reuse of soil and coordination with the town, thus minimizing remediation costs.

The DA/ME proposal might be simpler to coordinate, result in clearly defined roles for the town and developer, and more easily implemented presuming the DA/ME accepts the maximal use of engineered barriers and ELURs. The risk associated with escalation of cost would be borne by the Town. The MBI proposal appears to be more in line with the presumptions described in the RAP which involve significant on-site reuse of soil in an effort to minimize costs. The MBI proposal envisions the town as a partner in the remediation effort, specifically in supporting the acquisition of State and Federal grants and incentives. The MBI proposal will likely require a greater investment of time and resources on the part of the Town, but would provide the town valuable input into the development process.





### **C. Planning and Development Studies for Each Proposed Type of Reuse or Redevelopment**

The March 2020 Planning and Reuse Study prepared by LEA identified four development scenarios for the site including one status quo and three mixed use concepts A-C as illustrated in the study. The RFP expressed a desire for achieving the visions in the study for a vibrant mixed use development in the downtown area with consideration for alternative concepts and uses that meet the general vision and create significant economic activity in the downtown. The DA/ME proposal and concept plan propose office/industrial uses with outdoor storage areas for materials and equipment somewhat similar to the past use but on a larger scale. The MBI proposal and concept plan contain industrial/retail/residential mixed uses, public areas, and site and streetscape improvements. The MBI proposal is more closely aligned with the stated mixed use and economic activity vision contained in the RFP

### **D. Estimated Tax and Permit Revenue (Property, Personal Property, Sewer and Building Fees)**

The proposals did not provide specific estimates of this revenue but did provide information on which estimates could be based. As indicated on (Attachment B) these estimates should be used only to compare the two proposals as actual values used to derive results are subject to a number of variables. Based on this information, the MBI proposal provides more potential revenues.

<b>Proposer</b>	<b>DA/ME</b>	<b>MBI</b>
Annual Property Tax Revenue	\$138,134	\$565,622
Annual Personal Property Tax Revenue	\$40,000	\$20,000 est.
Annual Motor Veh. Tax Revenue	\$53,000	\$32,570
Annual Sewer Fees	\$25,862	\$124,054
 Total Annual Taxes & Fees	 \$256,956	 \$742,246
 One Time Building Permit Fees	 \$115,482	 \$472,868

### **E. Employment Estimates During Construction and Post-Construction**

DA/ME did not estimate construction related jobs; based on construction timetable of 6 months to one year, construction personnel would be on site for that period of time. Post construction estimate is 60-80 jobs with approximately 30-50 on site on a regular basis. MBI estimates 50 construction related jobs over a 2-3 year construction period and approximately 90 permanent jobs and 240 residents in the residential buildings. The MBI



project would put a construction related population on site for a longer period of time and a larger fulltime population on site and in the downtown area.

#### **F. Potential Traffic Impact and Parking Requirements**

Both projects propose to use the driveway at the west end for primary access and the one at the east end for secondary access. Neither proposal identified any potential traffic impacts or propose any traffic improvements on W. Main Street. DA/ME did not propose any specific improvements to the access; MBI proposed significant improvements to the main access for both traffic operations and aesthetics. MBI committed to a traffic study as part of project development process; one is actually required to meet state traffic permit requirements based on project size. No traffic study was offered by DA/ME and one does not appear to be required. More detailed study of the preferred project will be needed to assess traffic impacts and needs for improvements.

DA/ME presentation identified site areas for parking for employees and company vehicles with no specific number provided. Based on the number of building occupants and building size, parking needs were estimated at 63-69 spaces using zoning regulations and Institute of Transportation Engineers (ITE) parking factors as guidance (Attachment C). There is adequate area on site to accommodate this number of spaces; no public use would be allowed.

MBI requirements for parking would range from 325-372 spaces with consideration for adjustment for mixed uses (Attachment C); the project provides 392 spaces. Their proposal indicates that the parking would be available to the public during certain periods. The concept plan shows some of the parking to be located on neighboring properties that front on W. Main but do not appear to have any off-street parking or access to same. There would be an opportunity to address this during project plan development. It appears that both projects make adequate provision for parking.

#### **Item 3. Environmental Impacts to the Pequabuck River**

At the present time a large area of the site drains overland to the river and there are a number of storm drain discharges; none of these appear to be equipped with water quality management measures. DA/ME project proposes to use much of the open area of the site for equipment, vehicle and materials storage. They anticipate using the existing storm drain system as-is and do not plan on any improvements to the site interface with the river and only would make improvements to fix existing issues.

MBI project leaves a large area open improved with native vegetation; of necessity, this project will require repairing or reconstructing most of the storm drain system including upgrades to meet current requirements. The MBI proposal includes a significant opportunity to improve the Pequabuck River interface and limits future industrial impacts/releases to the Pequabuck River.



#### **Item 4. Impacts to the Cost of Remediation**

As noted above, LEA prepared a Remedial Action Plan (RAP) intended to address several Areas of Concern and areas where releases of oil or hazardous materials were identified during previous investigations. The RAP provided a range of remedial options associated with each of the release areas. As most of the areas of concern at the site are associated with soil contamination associated with previous industrial activities the proposed and recommended remedial options typically involved the excavation and/or isolation (i.e., capping) of contaminated soil. The range of costs associated with remedial alternatives described in the RAP was primarily driven by the volume of soil to be excavated and removed, where that soil would be disposed, and the extent to which engineered barriers and land use restrictions would be used to assure that exposure to effected soil does not occur.

Because the costs associated with achieving site closure are directly linked to how soil is managed during cleanup it is important that the town have a clear understanding with the proposer as to the degree to which on-site soil reuse and ELURs will be accepted. If soil is reused to the maximum extent possible the cost for remediation of the site could be significantly reduced. However, if the proposer is unwilling to accept remedial approaches that involve on-site reuse options then the remediation costs could be significantly higher than either of the two purchase price options.

#### **Item 5. Potential Benefits to Downtown Businesses and Downtown Property Owners**

The vision for this property is a redevelopment project that fits well into downtown by making significant building improvements, site and streetscape improvements and increasing the number of people who occupy the property and are new customers patronizing downtown businesses. DA/ME project proposal is limited in the extent of building and site improvements, has little mixed use, a rather small, daytime population and little in the way of public amenities. MBI project has mixed use, substantial building construction and renovation, site improvements, public amenities including community space and streetscape amenities and much larger resident population. Provisions for public use could further increase the number of people visiting site and downtown. Benefits from this project include a stimulus to improve nearby properties, share in the site and streetscape improvements and capture increased and new business from population that will both visit and occupy the property on a regular basis. MBI project has greater potential to provide the benefits

#### **Item 6. Demands for Town Services**

The town conducted a survey (Attachment D) of all operating departments and agencies, including the school department, to identify and assess the demands for town services to support either of the projects. The survey documented the requirements for services by the various entities. In particular, it concluded that neither proposal would create undue,



unmanaged or significant impacts on Town operations. LEA concurs with this conclusion. Also, letters of support (Attachment E) for this project were received from local and regional planning, economic development, and business agencies.

#### **Item 7. Timeline for Remediation**

As noted above, LEA prepared a Remedial Action Plan (RAP) intended to address several Areas of Concern and areas where releases of oil or hazardous materials were identified during previous investigations. As most of the areas of concern at the site are associated with soil contamination associated with previous industrial activities the proposed and recommended remedial options typically involved the excavation and/or isolation (i.e., capping) of contaminated soil.

The DA/ME proposal and concept plan presumes that the town will be responsible for addressing environmental conditions and that DA/ME will initiate their redevelopment plan when such remediation is complete. The town would be the Certifying Party. Presuming the Town maintains site control, the timing of remediation would also be in the Town's control. The remediation proposed is straight forward and not complex. LEA anticipates that the bulk of the remediation required to maximize reuse of soil on-site and could be completed within approximately six months exclusive of the need to complete confirmatory groundwater sampling and related assessment to identify post-remediation site conditions. This timeline also does not include time associated with permitting, grant applications or other administrative measures. An additional consideration for overall timeline is that DA/ME indicated that their interest in the project will decline, potentially quickly, over the next 1-2 years. Following completion of remediation that meets the requirements of DA/ME, development and use will occur within 6 months to 1 year.

The MBI proposal and concept plan presumes that the Town and MBI would work in a coordinated manner to complete necessary remediation. Responses indicated that MBI is amenable to reuse of contaminated soil and the construction of engineered barriers, incorporation of ELURs and on-site alternatives. Further, the MBI proposal presumes that the remediation would involve the coordinated management of remedial efforts with construction and site development. The timing of remediation might therefore be constrained by the construction and development schedule.

LEA believes that the remedial efforts would likely be completed in a more expeditious manner under the DA/ME development scenario.

#### **Item 8. Town Actions to Incentivize and Facilitate Project**

There are a number of potential actions that the town can consider to incentivize and facilitate the project including, zoning amendments, remediation activities, funding, tax considerations and additional site information.





- a) **Zoning** — Current zoning is Industrial which permits DA/ME project but not the MBI project; however, MBI proposal is in concert with POCD recommendations that the site be rezoned to Central Commercial to match the rest of downtown and/or designate the site as a Planned Development District to allow redevelopment subject to development standards approved by PZC. This action would give the proposers a higher degree of confidence in permitting the project and would save valuable time in the entitlement process. Costs, which are considered minimal, would be staff time to prepare map, text amendments and application documents and public hearing notice, hearing and adoption process. LEA recommends that this action be undertaken.
- b) **Remediation** — These activities include permits, funding and undertaking the actual remediation work. Both proposals are contingent on this being done by, or in coordination with, the town—the difference is in how it gets done as described in other sections of this report. These actions are influenced by some degree of uncertainty with the status of funding as the State Bond Commission is not holding regular meetings and releasing funds. There is also the matter of timing relative to the longevity of the opportunity offered by the proposals. Given the critical nature of the actions, LEA recommends town proceed immediately after proposal selection to seek funding and procure permits, in the meantime negotiations with the preferred developer can progress. Costs for grant application and permit applications would be primarily labor for the town. Any application fees or cost sharing in remediation funding are dependent on the cleanup program and funding mechanisms.
- c) **Funding** — The primary sources for funding (grants and loans) are state and federal brownfield and economic development programs and to a lesser extent municipal bonding. It is somewhat unlikely that one program will provide funding for the entire remediation effort. It may be necessary to combine several funding resources to satisfy the project requirements and a directed effort should be made to identify sources and pursue them. Cost would be associated with conduct of research of sources and complete applications and coordination for the final application for either proposal—estimate \$7,000 to \$10,000. LEA recommends proceeding with the application and acquisition of federal and state funding to support remediation activity which is on the critical path as it will be needed regardless of developer.
- Projects that align with the Town, DECD, and DEEP redevelopment plans have a higher success rate of acquiring funding. As identified under sections 2 and 5 above, and consistent with the opinions provided by Planning and Zoning, Economic Development Agency, the Capital Region Council of Governments, and the Plainville Chamber of Commerce (attached), the Manafort proposal aligns with longstanding redevelopment plans and initiatives adopted by the Town of Plainville and state departments.
- d) **Tax considerations** — These take the form of tax abatements, tax increment financing and similar programs. Tax abatement has become a popular way to incentivize economic development. The taxes on the new construction portion of an



improved property are phased in over period of years with schedule correlated with specific development program. While not a requirement of either project proposal, the topic of economic incentives has been mentioned by both parties. LEA is not in a position to make a recommendation on this item.

- e) **Site information** — To date, site information has largely been obtained from secondary sources; such items as title research of the property, boundary, topography, wetlands delineation/mapping and utilities mapping have been compiled from a variety of sources. To move forward on a redevelopment project, it will be necessary to obtain current, verifiable, detailed information on all of the mentioned items. Developers desire to obtain this information themselves so that they have it firsthand from the appropriate experts and it forms the foundation of the due diligence for decisions making and detailed project planning. Disciplines required for this work include title attorney/researcher, land surveyor, wetlands scientist and utility mapping service. It is assumed that the developer would absorb these costs and that the work would be performed in consultation with Town staff.

We hope that this report assists you in your decision making process and we look forward to continuing to assist the Town on advancing this important project.

Sincerely,

**LOUREIRO ENGINEERING ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Clinton S. Brown II", is written over a light blue horizontal line.

Clinton S. Brown II, P.E., AICP  
Director

Attachments (5)

PC: Sam Butcher—LEA w/attach.  
Sarah Burkhalter-Sweeney—LEA w/attach.  
Comm. 67PV8.05 w/attach.



ATTACHMENT A – PROPOSAL SUMMARY

ATTACHMENT B – REVENUE ESTIMATE WORKSHEET

ATTACHMENT C – PARKING REQUIREMENT WORKSHEET

ATTACHMENT D – MEMO – MUNICIPAL IMPACTS

ATTACHMENT E – LETTERS OF ENDORSEMENT (1-4)



## FORMER WHITE OAK CONSTRUCTION BROWNFIELD REDEVELOPMENT

### PROPOSAL SUMMARY (1)

December 29, 2020

	D'Amato/Meyer	MBI etal
Purchase Price	\$650,000 (after remediation)	\$100,000 (coordinate with remediation)
Remediation	Solely By Town	Joint Effort with Town
Uses	Office, Industrial & Outdoor Storage	Residential, Industrial, Retail, Community and Outdoor Public Space
New Construction (N)/ Renovations (R)	35K SF (N) / 60K SF (R) (Includes Quonset hut and adj. storage building- 25,100 SF.)	25 K SF MOB (N), 160 Units MF (N), 4K SF Comm. Bldg. (R), 23K SF Indust. (R), ( 17K SF Retail (N/R), 7 Acres Open Area
Total Bldg. Area (SF)	95K SF	69 K SF + 160 MF Units
Construction Cost	\$5,700,000	\$23,340,000
Incentives	No Tax Abatements, Available Economic Incentives	None Stated
Farmington Canal Heritage Trail	Support Phase 3	Work with Town
Constr. /Perm. Jobs	None Stated/ 30-50 on site	50/90 on site + 240 resident
Public Space	None Stated	Community Bldg., Green Space/Meadow, Walkways to W. Main St., Band Shell, Children's Play Area, W. Main Streetscape Imp.

(1) This is an abbreviated summary of the redevelopment proposals; reader is encouraged to consult proposals and related documents for additional and complete information.





Former White Oak Corporation  
Brownfield Redevelopment  
Project Revenue Estimate Worksheet  
December 29, 2020

	DA/ME	MBI
<b>1. Property Taxes</b>		
A) Value of Construction	\$5,700,000	\$23,340,000
B) Indicated Market Value	\$5,700,000	\$23,340,000
C) Assessed Value (70%)	\$3,990,000	\$16,338,000
D) Tax Revenue (34.62 Mills)	\$138,134	\$ 565,622
<b>2. Personal Property Taxes</b>		
A) Value	None provided	None provided
B) Tax Revenue	\$40,000 (DA only )	\$20,000 (est.)
<b>3. Motor Veh. Taxes</b>	\$53,000	\$32,570
<b>4. Sewer Use Fees</b>		
A) Est. Volume	463,550 CF	2,223,580 CF
B) Fee @ \$55.79/1000 CF	\$25,862	\$124,056
<b>5. Build. Permit Fees</b>		
A) Construction Costs	\$5,700,000	\$23,340,000
B) Fee @\$20.26/\$1,000 Cost	\$ 115,482	\$472, 868

Note- These estimates are for the sole purpose of comparing potential revenue for the two development proposals and are subject to change based on changes in project scope, market conditions, actual construction and a variety of other factors.



FORMER WHITE OAK CORPORATION  
BROWNFIELD REDEVELOPMENT  
PARKING REQUIREMENT WORKSHEET  
DECEMBER 29, 2020

PARKING	DA/ME	MBI
1. Institute of Traffic Engineers Method (1)-Avg. Parking Demand (weekday)		
Land Use (ITE code)	Office Bldg. (701)	Med. Off. Bldg. (720)
	Gen. Light Ind. (110)	L/M Apt. (221)
		Gen. Light Ind. (110)
		Retail/Shop. Ctr. (820)
		Rec. Comm. Ctr. (495)
Park. Demand Rate	701-2.4 sp. /1KSF (GFA)/weekday	110-0.75 sp./1K SF (GFA)/weekday
	110-0.75 sp./1K SF (GFA)/weekday	221-1. sp./unit/weekday
		495-3.83 sp./1K SF (GFA)/weekday
		720-3.53 sp./1K SF (GFA)/weekday
		820 -2.65 sp./1KSF (GLA)/weekday
Parking Demand	701-25 spaces	720-88 spaces
	110-38 spaces	221-160 spaces
		110-17 spaces
		820-45 spaces
		495-15 spaces
Total Parking	63 spaces	325 spaces
2. Zoning Method (2)	69 spaces	372 spaces

Notes: (1) Land use codes and parking demand rates based on Parking Generation, 3rd Edition, Institute of Transportation Engineers.

(2) Parking requirement estimate done by Plainville Planning Department.

TOWN OF



# PLAINVILLE

ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT 06062

## MEMO

**Date:** December 2, 2020

**To:** Robert E. Lee, Town Manager

**From:** Matthew Daskal, Assistant Town Manager  
Cal Hauburger, Economic Development Coordinator  
Garret Daigle, Town Planner

**RE:** 1 and 63 West Main Street Redevelopment Proposals- Municipal Impacts

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Two proposals were received for the redevelopment of 1 and 63 West Main Street, and in work with Loureiro Engineering Associates, Inc., the Town has sought to analyze potential departmental impacts to Town operations. Below please find a brief summary of department responses, and attached Appendix A: Town of Plainville 1/63 West Main Redevelopment Departmental Impact Analysis, and Appendix B: Town of Plainville Community Schools 1/63 West Main Redevelopment Impact Analysis

1 and 63 West Main Street, comprises roughly fourteen acres at the center of downtown Plainville, and presents a tremendous opportunity to revitalize and drive economic activity both downtown and in the broader community. The two proposed redevelopments are: D'Amato Construction Co., Inc with Meyer Enterprises (D'Amato/Meyer) and Manafort- Newport Realty, et. al (Manafort et. al). A summary of the redevelopment proposals can be found below.

It is expected that both proposals will not create an undue, unmanageable, or significant impact on Town operations. Both proposals will require additional Town investments in review, development agreements, and building/permitting processes- all activities that can be handled within the current confines of Town operations. It is also worthy of note that "doing nothing" with the site would also create a demand on Town services, compounded by a lack of positive impacts or revenue that development could provide. When proceeding with either proposal, a developer agreement and details of the conceptual proposal will need to be finalized.

Regarding the specific proposals: The D'Amato/Meyer proposal is simpler in initial deployment. That being said, the Manafort et al. proposal can be handled within Town departmental capabilities and existing resources- despite having a greater collection and intensity of uses which may create short term immediate needs related to permitting or administrative review.

***Development Proposals:***

- D'Amato/Meyer proposes relocating the D'Amato Construction Company from Bristol to Plainville. It would also relocate the Myers Enterprises business operations to the property. The proposal includes the construction of a 35,000 sq. ft. addition to the back of the existing industrial building for servicing their equipment.
- The Manafort-Newport Realty proposal includes a mixed-use development consisting of a 25,000 sq. ft. medical office building, the construction of eight multi-family residential units consisting of 160 one and two bedroom apartments, a 4,000 sq. ft. community building, the creation of pedestrian walkways to the center of Town, the dedication of approximately 7 acres of land for public use and re-location of the westerly entranceway adjacent to the firehouse.

## Appendix A: Town of Plainville 1/63 West Main Redevelopment Departmental Impact Analysis

<i>Department or Service</i>	<b>D'Amato Meyer</b>	<b>Manafort et al.</b>
<b><i>Assessing and Revenue Collection</i></b>	<p>No impact on the function of Assessing and Revenue Collection office.</p> <ul style="list-style-type: none"> <li><i>Assessments:</i> Building &amp; property improvements are minimal from an assessment point of view.</li> </ul> <p>A small amount of new personal property &amp; motor vehicle taxes would be added to grand list.</p>	<ul style="list-style-type: none"> <li>Each year Assessments and Collections value and work with new accounts.</li> <li>Although a great enhancement to the value and appearance of the property, the impact is in line with normal growth and development per year in Town.</li> </ul> <p>Construction being completed over multiple grand lists will lead to a manageable workload for office staff in line with other years.</p>
<b><i>Building and Grounds</i></b>	<p>There is no assumed impact to department operations due to proposed use of parcel.</p>	<p>Impacts to Buildings and Grounds will be largely dependent on the structuring and any agreements that emerge with regards to public access, and public or green space.</p>
<b><i>Fire Department</i></b>	<p>The proposal is within the Fire Department's capabilities related to fire suppression.</p>	<p>The proposal is within the Fire Department's capabilities related to fire suppression.</p> <p>The potential realignment of the development entrance (east of Fire House, west side of development) could provide an opportunity to improve parking and establish an improved traffic flow for the entire Fire Department facility. Fire would seek to ensure that there is no net loss of facility parking.</p>
<b><i>Library</i></b>	<p>The proposed development would have minimal to no impact to department services.</p> <ul style="list-style-type: none"> <li>Jobs associated with proposal may result in slight increase in library traffic, with utilization of out of town library cards. Similar patrons are served daily.</li> </ul>	<p>The proposed development could have a slight impact to department services.</p> <ul style="list-style-type: none"> <li>Assuming new residents register for library services, there would be a slight increase in foot traffic and circulation.</li> <li>Capacity is already available to serve and accommodate these increases.</li> </ul>

	<ul style="list-style-type: none"> <li>Capacity is already available to serve and accommodate these increases.</li> </ul>	Proposed outdoor space offers possibility of expanding library programs and an alternate host site if existing park space is unavailable.
<b><i>Police</i></b>	The Police Department has the capacity to address any concerns that emerge due to the proposed use of the parcel.	The Police Department has the capacity to address any concerns that emerge due to the proposed use of the parcel. While there will be additional population and use, it is expected that this will be addressable within current department resources.
<b><i>Recreation</i></b>	There is no assumed impact to department operations due to proposed use of parcel.	<p>The proposal would have a positive impact on the Recreation offerings. All offerings are determined by participation and department can address expansions.</p> <ul style="list-style-type: none"> <li>A greater population would increase demand for programming, which the department has the means to meet.</li> <li>Increasing demand could leave to positive expansion and different programming options.</li> </ul> <p>Increased participation may additionally lead to increased department revenue.</p>
<b><i>Registrars</i></b>	With no change in population, there is no assumed impact of the proposal for the department.	Minimal impacts- apartments would result in new voter registrations and add voters for elections. Infrastructure is in place to support the slight increase in registration/voting.
<b><i>Roadways</i></b>	There is no assumed impact to department operations due to proposed use of parcel.	There is no assumed impact to department operations due to proposed use of parcel.
<b><i>Senior Center</i></b>	The proposed development would have no impact on department services.	<p>The proposed development could have minor impacts on Senior Center services.</p> <ul style="list-style-type: none"> <li>Depending on age targeted housing and demographics of the population, there may be an estimated 15-25 additional members to the Senior Center.</li> </ul>

		<ul style="list-style-type: none"> <li>Existing programing should be able to address this increase.</li> <li>Any increase in programing or program revenues from expanded membership could benefit the entire community.</li> </ul>
<b><i>Social Services</i></b>	<p>The proposed development would have minimal to no impact on department services.</p> <ul style="list-style-type: none"> <li>There may be an opportunity for increased employment opportunities for some clients.</li> </ul>	<p>The proposed development would have minimal to no impact on department services.</p> <ul style="list-style-type: none"> <li>There may be an opportunity for increased employment opportunities for some clients in retail/restaurant spaces.</li> <li>If there are affordable units, this could also increase housing options for some clients.</li> </ul>
<b><i>Technical Services</i></b>	<p><b><i>Building Department:</i></b></p> <ul style="list-style-type: none"> <li>Initial Review of Renovation and New Construction Plans</li> <li>Initial Code Inspection of Renovations and New Construction</li> <li>Future Plan Review of Future Renovations and New Construction (Same as any other Property – Part of Routine duties)</li> <li>Future Code Inspections of Future Renovations and New Construction (Same as any other Property – Part of Routine duties)</li> </ul> <p><b><i>Fire Marshal:</i></b> Same as Building Department with the additional of periodical inspections as required by the fire code – (Estimated 0 to 10 additional hours yearly)</p> <p><b><i>Engineering:</i></b> Same as Building Department and Fire Marshal</p>	<p><b><i>Building Department:</i></b></p> <ul style="list-style-type: none"> <li>Initial Review of Renovation and New Construction Plans</li> <li>Initial Code Inspection of Renovations and New Construction</li> <li>Future Plan Review of Future Renovations and New Construction (Same as any other Property – Part of Routine duties)</li> <li>Future Code Inspections of Future Renovations and New Construction (Same as any other Property – Part of Routine duties)</li> </ul> <p><b><i>Fire Marshal:</i></b> Same as Building Department with the of annual inspections for residential and other as required by the fire code – (Estimated 25 to 35 additional hours yearly)</p> <p><b><i>Engineering:</i></b> Same as Building Department and Fire Marshal</p>

	<p><i>Trash Removal:</i> No impact, responsibility of owner</p> <p><i>Health District :</i> Minimal – No Food Service, Served by Public Water and Sewer</p>	<p><i>Trash Removal:</i> No impact, responsibility of owner</p> <p><i>Health District:</i> Minimal – No Food Service, Served by Public Water and Sewer</p>
<b><i>Town Clerk</i></b>	<p>It is assumed that the proposal will not have a large impact on the office.</p> <ul style="list-style-type: none"> <li>• The redevelopment will lead to a slight increase to: trade name certificates, land record recordings, and map filings.</li> <li>• Items fall within normal department operations and would be met with current staff.</li> </ul>	<p>It is assumed that the proposal will not have a large impact on the office.</p> <ul style="list-style-type: none"> <li>• The redevelopment will lead to a slight increase to: trade name certificates, land record recordings, map filings, and dog licenses of renters (if allowed).</li> <li>• Items fall within normal department operations and would be met with current staff.</li> </ul>
<b><i>Water Pollution Control</i></b>	<ul style="list-style-type: none"> <li>• Water Pollution Control capacity exists to handle anticipated flows</li> <li>• Further details required regarding potential onsite uses.</li> <li>• Potential exists for pre-treatment and oil water separators, which would be within scope and capacity of WPC to address where required.</li> </ul>	<ul style="list-style-type: none"> <li>• Water Pollution Control capacity exists to handle anticipated flows.</li> <li>• Potential exists for pre-treatment (if industrial use), grease trap (restaurant) , oil water separators, which would be within scope and capacity of WPC to address where required.</li> </ul>
<b><i>Youth Services</i></b>	<ul style="list-style-type: none"> <li>• The proposed development would have no impact on department operations.</li> </ul>	<p>The proposed apartments could slightly increase youth population in Town. The number of new youth seeking department services is assumed to be minimal and could be addressed with current staff and operations.</p> <ul style="list-style-type: none"> <li>• The proposed green space and bike trail would add to vibrancy and recreation space to downtown.</li> </ul>



## Appendix B: Town of Plainville Community Schools 1/63 West Main Redevelopment Impact Analysis

Only one of the two proposed redevelopment options for 1 and 63 West Main Street includes residential components that may impact the Plainville Community School population. Based on the analysis below it is expected that the impact would be minimal, minor, and easily met within existing population, operational, and budgetary confines.

The Manafort-Newport Realty et.al redevelopment proposal includes a residential component of 160 apartment units. Of the 160 proposed apartments initial rough estimates presented a 70-30 split of one- and two-bedroom units. An analysis of housing impact studies shows that one-bedroom units produce, on average, 0.04 children/unit, two bedroom units produce, 0.204 children/unit, and single family detached residential produce 0.48 children/home. Additionally, past studies show that when new developments are constructed, roughly half of the school-aged children are new enrollees in town (half are already a part of the school population). An analysis of these impacts is presented in Table 1.

Utilizing common impact parameters, it is projected that the Manafort-Newport Realty et.al redevelopment proposal will house roughly 14 school-aged children, 8 of whom will be new students Plainville Community Schools. This student population would likely be relatively evenly spread across grades leading to an increase of just 0.62 children/grade. Further, based upon recent school population projections (Table 2), the Plainville Community Schools are expecting an average decline in population through 2026/27.

*In summary Plainville Community Schools is expected be able to absorb new students that may emerge from the redevelopment of 1 and 63 West Main street- based on both projected enrolment from the development, current, and future school population projections.*

Units	Units	Multiplier	School Age	New to District Estimate	New Enrollment
One Bedroom: (70%)	112	0.04	4.48	50% (2.24)	3
Two-Bedroom: (30%)	48	0.204	9.79	50% (4.9)	5
Total	160		14.27	7.14	8

Table 1: Plainville Community Schools Residential Development Population Impact (est.)<sup>1</sup>

<sup>1</sup> Student multipliers based on Community Data Analytics Study of Connecticut Housing. Estimates are conservatively estimated.

Birth Year	School Births	Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12	PK-12
2000	176	2005-06	34	150	166	199	166	180	209	216	241	229	211	251	207	178	2603	2637
2001	168	2006-07	40	157	159	175	199	174	183	218	215	239	225	213	244	186	2587	2627
2002	166	2007-08	35	160	168	164	175	201	178	191	212	219	278	201	201	214	2562	2597
2003	168	2008-09	39	163	175	172	166	177	205	187	180	213	231	237	203	170	2479	2518
2004	177	2009-10	55	168	177	172	178	169	181	206	188	180	204	216	234	205	2478	2533
2005	154	2010-11	48	153	182	179	175	185	170	181	205	189	183	197	209	201	2409	2457
2006	176	2011-12	42	158	168	177	189	168	202	159	186	202	201	161	202	188	2361	2403
2007	154	2012-13	48	156	169	164	182	182	177	192	156	190	212	171	168	185	2304	2352
2008	182	2013-14	43	175	152	166	162	182	184	173	196	162	186	202	168	167	2275	2318
2009	175	2014-15	120	157	177	165	172	165	187	180	170	188	169	181	192	165	2268	2368
2010	151	2015-16	108	158	157	170	169	170	168	193	182	169	195	169	186	185	2271	2379
2011	187	2016-17	92	179	168	153	178	164	171	176	191	185	192	176	168	185	2286	2378
2012	164	2017-18	149	128	178	167	155	174	168	178	183	191	205	166	187	167	2247	2396
2013	164	2018-19	106	179	129	188	167	161	180	165	178	187	193	177	166	185	2255	2361
2014	143	2019-20	101	160	180	139	193	176	170	192	170	181	193	173	170	161	2258	2359
2015	156	2020-21	105	158	163	176	143	189	179	177	195	171	198	178	178	167	2272	2377
2016	161	2021-22	120	149	161	159	181	140	192	186	179	196	187	183	183	175	2271	2391
2017	170	2022-23	120	158	152	157	163	177	142	200	189	180	214	172	188	180	2272	2392
2018	170	2023-24	120	158	161	148	161	160	180	148	203	190	197	197	177	185	2265	2385
2019	170	2024-25	120	158	161	157	152	158	163	187	150	204	208	182	203	174	2257	2377
2020	170	2025-26	120	158	161	157	161	149	161	170	190	151	223	192	187	200	2260	2380
2021	170	2026-27	120	158	161	157	161	158	151	167	172	191	165	206	197	184	2228	2348
Based on current student persistency																		

Based on current student persistency

Table 2: Plainville Community Schools Population Projections (2020)

# TOWN OF



# PLAINVILLE

ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT

**Garrett Daigle**  
**Town Planner**  
(860) 793-0221, Extension 7177  
(Fax 860-747-1123)

**TO:** Plainville Town Council

**FROM:** Plainville Planning and Zoning Commission  
Garrett Daigle, Town Planner

**SUBJECT:** White Oak RFQ Proposals

**DATE:** December 8<sup>th</sup>, 2020

At the request of the Town Council, the Planning and Zoning Commission (PZC) has reviewed the two proposals submitted for the White Oak Property at 1 & 63 West Main Street and offers the following.

The PZC unanimously finds that the proposal submitted by Manafort is the preferred development scenario. It has been the goal of the commission for several decades to see significant redevelopment of downtown Plainville, including the White Oak Property. Several Plans of Conservation and Development (PoCD) and downtown studies have identified the White Oak property as crucial to elevating downtown. The most recent PoCD, completed in 2019, identifies essential criteria for the White Oak property to help develop a sense of place and create and promote an active downtown with a significant increase in pedestrian traffic. The Manafort proposal perfectly aligns with these goals. It provides needed open space and the access to the Pequabuck River that downtown Plainville does not currently have; it also provides a clear connection to the proposed Farmington Canal Heritage Trail and could bring a critical mass of residents to the downtown area, stimulating the local economy.

At this time, the PZC believes that the D'Amato proposal would not provide a significant benefit to the town. Furthermore, heavy construction traffic would impact the quality of life of existing downtown residents, more so than an increase in residential vehicles.

We submit this rationale for your consideration.

December 8, 2020

Robert E. Lee, Town Manager  
Town of Plainville  
1 Central Square  
Plainville, CT 06062

RE: White Oak/Toffolon Property Redevelopment Proposals

Dear Mr. Lee,

You asked for an assessment of how well the proposal for redeveloping the former White Oak property in Downtown Plainville fits with regional goals. To answer that question, I have reviewed the Manafort Brothers Incorporated proposal in relation to the region's Plan of Conservation and Development (POCD) and Comprehensive Economic Development Strategy (CEDS). While I cannot provide an endorsement of a development proposal, I can comment on its alignment with our regional goals.

First, the location of this proposal is advantageous. It is in Downtown Plainville, where there is existing infrastructure and existing services. It is also within walking distance of numerous restaurants and shops, which will benefit from additional people living and working downtown. This supports two goals from the POCD: "Guide Growth to Regional Centers and Areas of Established Infrastructure" and "Increase Sustainable Redevelopment and Infill Development Efforts". It is also located on a CTfastrak bus route, which supports the following recommendation from the POCD: "Encourage housing near major transit facilities".

Second, a major portion of the proposal is the construction of 160 multi-family residential units. This meets a number of goals of the POCD, including: "Encourage and Support Rental Housing Stock, and the Expansion of Housing Opportunities for Renters" and "Increase the Range of Choice in Housing for People of All Incomes and All Ages, but Especially for Those Who Have the Least Choice in Achieving Their Locational Preference".

Finally, as a mixed-use development, with both commercial and residential space, this proposal supports efforts to strengthen town and regional centers. Of particular note is the POCD recommendation to "Encourage mixed use, compact development and the incorporation of diverse, affordable housing in infill developments where appropriate". It also supports a primary recommendation from the region's Comprehensive Economic Development Strategy

(CEDS), which is to "invest in quality of place amenities throughout our region to retain and attract talent". The CEDS goes on to recommend that the region "support investments in the region's downtowns".

Based on the above, it would appear that this proposal is in conformity with, and supportive of, the region's plans and policies.

Regards,

A handwritten signature in cursive script that reads "Tim Malone". The signature is written in dark ink and is positioned to the right of the word "Regards,".

Timothy Malone  
Community Development Deputy  
Capitol Region Council of Governments

# TOWN OF



# PLAINVILLE

ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT

Cal Hauburger  
Economic Development Coordinator  
(860) 793-0221, Extension 7178  
(Fax 860-747-1123)

**TO:** Plainville Town Council

**FROM:** Plainville Economic Development Agency  
Cal Hauburger, Economic Development Coordinator

**SUBJECT:** White Oak RFQ Proposals

**DATE:** December 29<sup>th</sup>, 2020

Following their developer interviews on October 15, 2020, it was requested by the Plainville Town Council that additional input be gathered by various Town Boards and Agencies as it related to the two proposals submitted in response to RFQ 2020-15 for the eventual redevelopment of the White Oak property. Per that request, the Economic Development Agency (EDA) met on December 28, 2020 to review the two submissions.

After an open discussion led by Chairman Val Dumais, there was consensus support among EDA members for the mixed-use redevelopment proposal submitted by Manafort Brothers et al (MBI). In what has become a decades-long effort, members of the EDA believe this proposal provides the best opportunity to revitalize and grow commerce and activity within in the downtown district. EDA members see this as a key chance to continue diversifying small business offerings in the downtown area, serving as an opportunity to not only attract new businesses to Town, but also as a way to provide additional exposure and traffic to those businesses currently occupying downtown spaces. This, combined with MBI's willingness to tie in public parking, access to the Pequabuck River, and intertwine the Farmington Canal Heritage Trail, were significant factors in the EDA's support and will all play a substantial role in the EDA's goal of further developing a "sense of place" in Plainville's downtown.

While one member raised the possibility that the redevelopment, as proposed, may not be fully realized, it was agreed that the MBI proposal would still be a better fit for the downtown area, and any perceived risks associated with the MBI proposal would be far outweighed by the aforementioned benefits. In totality, the EDA finds the MBI proposal to be one which provides downtown Plainville with the best opportunity for long-term success.

The EDA would like to thank the D'Amato-Meyer team for their effort and interest in this process, but at this time, believe that the MBI proposal is a better fit and use of the former White Oak property.

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**Subject:** White Oak Redevelopment - Proposals

**From:** Antonella Calabrese

**Sent:** Wednesday, November 18, 2020 11:26 AM

**To:** Cal Hauburger <[hauburger@plainville-ct.gov](mailto:hauburger@plainville-ct.gov)>; Jeff DiCosimo

**Cc:** Lynda Russell; Linda Coveney; Ryan LaQuerre; Edward McMahon; Quinn; Akowitz, Tina; Kathy Pugliese; Mark Mascola; Doreen Corriveau; Robert E. Lee

**Subject:**

Hello Cal,

Thank you for the update!

After discussion and an email vote, the Plainville Chamber of Commerce concluded that the best proposal would be the Manafort proposal. This proposal aligns with our ideas of enriching businesses in town. This would bring people to the downtown area to utilize our stores, businesses and restaurants. The tenants are most likely not going to be using much of the town resources re: schools, although as Mr. Robert Lee indicated, Plainville is still below capacity in that area.

They are both great proposals from strong companies who would beautify the area and although a construction site would bring employees, they would not likely stay and utilize our businesses as much as an actual resident would.

Since we are for the betterment of our business community, this is an unbiased opinion of the Plainville Chamber. Most of us have relationships with both parties and have nothing to gain from our decision.

Thank you again for the consulting with us for our input.

Good luck to everyone!

Antonella

**From:** Cal Hauburger <[hauburger@plainville-ct.gov](mailto:hauburger@plainville-ct.gov)>

**Sent:** Wednesday, November 18, 2020 11:11 AM

**To:** Jeff DiCosimo

**Cc:** Antonella Calabrese; Lynda Russell; Linda Coveney; Ryan LaQuerre ; Edward McMahon; Quinn; Akowitz, Tina; Kathy Pugliese; Mark Mascola; Doreen Corriveau; Robert E. Lee <[relee@plainville-ct.gov](mailto:relee@plainville-ct.gov)>

**Subject:**

Jeff,

I wanted to provide an update on the White Oak redevelopment project for you and the rest of the Board members. As you know, the Town received two redevelopment proposals for the parcel which were presented to the Council who asked town staff to gather additional input from boards, commissions, and organizations.

D'Amato & Meyer Enterprise are proposing to move their construction and manufacturing facilities to the White Oak site and construct a 35,000 square foot auxiliary building on the rear of the property along with updates to the existing buildings. The move will bring roughly 45 jobs to Town. A fleet of machinery and vehicles (estimated 30-40) will be stored in the rear of the property ranging from "heavy" on the left side, to "light" on the right, and 63 West Main Street (between the bicycle shop and Fire Department) will be used as the main entrance/exit. A 24hr operation, they estimate

75-80% of operations happen during normal business hours. The two companies are open to having the proposed bike trail run along the side or rear of the property and through the downtown.

Manafort is proposing a mixed-use development including 160 apartments split roughly 70-30 between one and two bedrooms, a 25,000 square foot medical office building, community center and open space, retail, restaurant, and office units along with 350+ parking spaces. The entrance/exit of the site would be realigned with Pierce Street, and a portion of the existing Fire Department parking lot would move to the rear of the building allowing for a circular flow of traffic for the Department, while allowing for the proposed bike trail to run along the development and through the downtown.

I have attached both submissions for those members who were unable to attend last month's meeting and hear Robert's report. A reminder that the submissions are conceptual at this point and may change slightly as additional input is gathered. To assist our efforts, the Town has engaged Loureiro Engineering, who completed the on-site environmental testing, to complete a comparative analysis of the two proposals and potential impacts on the Town. Among other items the report will focus on anticipated demands for town services, anticipated tax revenue, potential cost impact for the remediation of the property, potential environmental impacts, and potential benefits to the downtown economy. The study is being paid with remaining funds of our DECD Brownfield grant and will not come at any cost to taxpayers.

Loureiro is anticipating a draft report will be completed by the middle of December. Once it's available, I'll send it to you and the rest of the Board for review and to begin putting together a summary and opinion. Robert is looking to present the Loureiro report to the Council at their January 4<sup>th</sup> meeting along with input from boards, commissions and organizations.

If you have any questions, please let me know. Have a happy and safe Thanksgiving.

Best,

Cal Hauburger  
Economic Development & Special Projects Coordinator  
Town of Plainville  
One Central Square, Plainville, CT 06062  
P: (860)793-0221 x7178  
[hauburger@plainville-ct.gov](mailto:hauburger@plainville-ct.gov)

**Please note, my extension has changed to x7178**

**Shape your community. Participate in the 2020 Census. Visit [2020CENSUS.GOV](https://2020census.gov) to learn more.**





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ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT 06062**MEMO****Date:** December 30, 2020**To:** Town Council  
c.o. Robert E. Lee, Town Manager**From:** Matthew Daskal, Assistant Town Manager**RE: Bid: 2021-08 Plainville High School Commercial Pool Heater**

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The Fiscal Year 2021 Capital Improvement Plan includes the replacement of the pool heater at Plainville High School. Commercial pool heaters are essentially large, specially designed commercial hot water boilers.

In collaboration with School facilities, the replacement of the high school pool heater was bid in December 2020. The scope of work includes replacement of the existing boiler (Lockinvar CoperFin2), new venting and intakes, replacement gas lines, replacement piping (wet tapped), and associated valves, pipe work, and electrical. The project was scoped to include two options- in kind replacement of the boiler and an alternative replacement with a high efficiency boiler package. The higher efficiency boiler package offers up to 98% thermal efficiency vs. 85% (existing). Additionally, the high efficiency package includes a separated, stainless steel modulating boiler and titanium heat exchanger- which prolong the boiler life by separating corrosive pool water from the actual boiler. The high efficiency units combined features are estimated to provide an annual energy savings of 12% (dependent on loads and usage) and provide an estimated life of 20 years on the boiler (vs. 12 years on current).

The Capital Improvement Plan included \$64,000 for this boiler replacement. Five bidders responded and Elite Mechanical Contractors LLC offered the low bid high efficiency boiler package with all associated work for \$53,170. For context the next lowest bid was \$59,425 (Warren Brothers, LLC) and the high bid was \$139,500 (Savol Pools). It should be noted that the bid process enabled the inclusion of a high efficiency boiler, expanded required pipe replacement, and offered significant saving (both on the immediate bid and long-term energy costs).

I am recommending the Town Council award Plainville Bid 2021-08 Plainville High School Complete Commercial Pool Heater Replacement and Piping- Alternate to Elite Mechanical Contractors LLC of Bristol, CT in the amount of \$53,170.

## TOWN OF PLAINVILLE - BID OPENING

**BID #:** RFP 2021-08 Plainville High School Complete Commercial Pool Heater Replacement and Piping

**DATE:** December 21, 2020 **TIME:** 1:00PM

**LOCATION:** Town Council Chambers

BIDDER/SALES REPRESENTATIVE	BASE BID	ALTERNATIVES
Weston & Sampson 55 Walkers Brook Drive, Suite 100 Reading, MA 01867	65,900 <sup>00</sup>	<del>20,700<sup>00</sup></del> <u>ADD</u> 86,600
Elite Mechanical Contractors LLC 69 Park Street Bristol CT, 06010	33,670 <sup>00</sup>	53,170 <sup>00</sup>
Savol Pools 91 Prestige Park Circle East Hartford, CT 06108	39,500 <sup>00</sup>	139,500 <sup>00</sup>
Warren Brothers, LLC 342 Monson Rd. Stafford Springs, CT 06076	37,915 <sup>00</sup>	59,425 <sup>00</sup>
All State Construction, Inc. 449 Cooke Street, PO Box 805 Farmington, CT 06034	\$ 62,000 <sup>00</sup>	\$ 74,500 <sup>00</sup>

**TOWN OFFICIALS PRESENT:**

CHRIS BUELL

Matthew Donnelly

Bridget Sheehan



HIGH EFFICIENCY COMMERCIAL  
POOL PACKAGE SYSTEMS

# AQUAS™

COMMERCIAL POOL PACKAGE

9 INDOOR & OUTDOOR MODELS FROM  
285,000 TO 850,000 BTU/HR

UP TO 98% THERMAL EFFICIENCY

UP TO 10:1 TURNDOWN RATIO

TITANIUM INDIRECT PLATE AND  
FRAME POOL HEAT EXCHANGER  
ON SELECT MODELS

 **SMART SYSTEM™**  
OPERATING CONTROL



DESIGNED ★ ENGINEERED ★ ASSEMBLED

# USA

 **Lochinvar®**





## *High Efficiency Commercial Pool Package Systems*

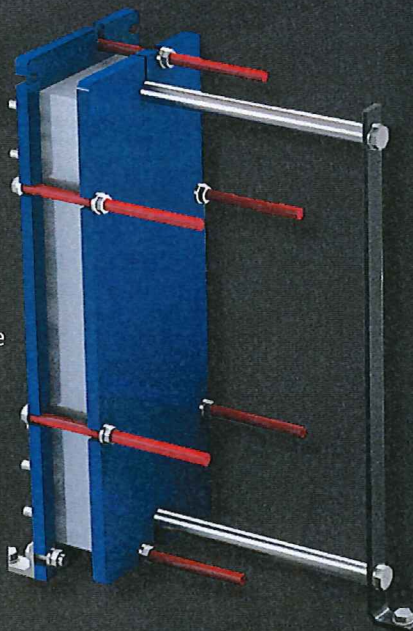
### **INNOVATION IN DESIGN**

The AQUAS commercial pool package is a dramatic advancement in the design of pool heating systems. The AQUAS package is a factory assembled system featuring a free-standing boiler piped to a dedicated titanium pool heat exchanger.

- Effective heat transfer from a high efficiency, modulating condensing boiler.
- A complete factory assembled package reduces installation cost and time.
- Separating the pool water from the direct-fired heat source reduces maintenance and promotes longer equipment life.
- Reliability and performance with a positive user experience.

### **POOL HEAT EXCHANGER**

A durable industrial grade titanium heat exchanger provides effective heat transfer. The pool water flows through a series of plates. Titanium is a strong but light-weight alloy used in aerospace, automotive and military applications. Used in pool systems, titanium is highly resistant to corrosion from salt water and chlorine. This simple design keeps the pool water separate from the heat source while allowing for complete and highly efficient heat transfer.



### **INSIDE THE BOILER**

The AQUAS is an innovative pool package that begins with the most advanced boilers in the industry today. The AQUAS heat source is a high efficiency, condensing boiler perfectly suited for the low water temperatures typical of pool heating. The following are some of the exciting features you get with the advanced boiler design.

### **FULLY MODULATING BURNER**

Modulation is an important combustion feature that is long overdue in the pool industry. Why fire the appliance at 100% input in short bursts to heat the pool water? With a modulating burner, the boiler will tune in the input rate to exactly match the Btu/hr losses of the pool water. The burner will then "cruise" along comfortably, heating the pool water in long, low input burn cycles that dramatically increase the overall life of the boiler.

### **THERMAL EFFICIENCY**

The AQUAS pool package is constructed with stainless steel modulating condensing boilers that deliver up to 98% thermal efficiency. Low return water temperature from a pool makes for an ideal application. The heat exchanger is sized to maximize the heat transfer of the boiler water to the pool water flowing through the heat exchanger. Higher thermal efficiency reduces your fuel costs.

### **DIRECT VENT WITH PVC**

Reduce your installation cost and save time and effort by installing the AQUAS pool package with PVC pipe. The AQUAS pool package offers a variety of vent designs in your choice of PVC, CPVC, Polypropylene or Stainless Steel vent material. What's more, you can Direct Vent the AQUAS. By drawing the combustion air into the appliance with a dedicated intake pipe, the AQUAS is protected from corrosive pool chemicals that could damage the combustion system.



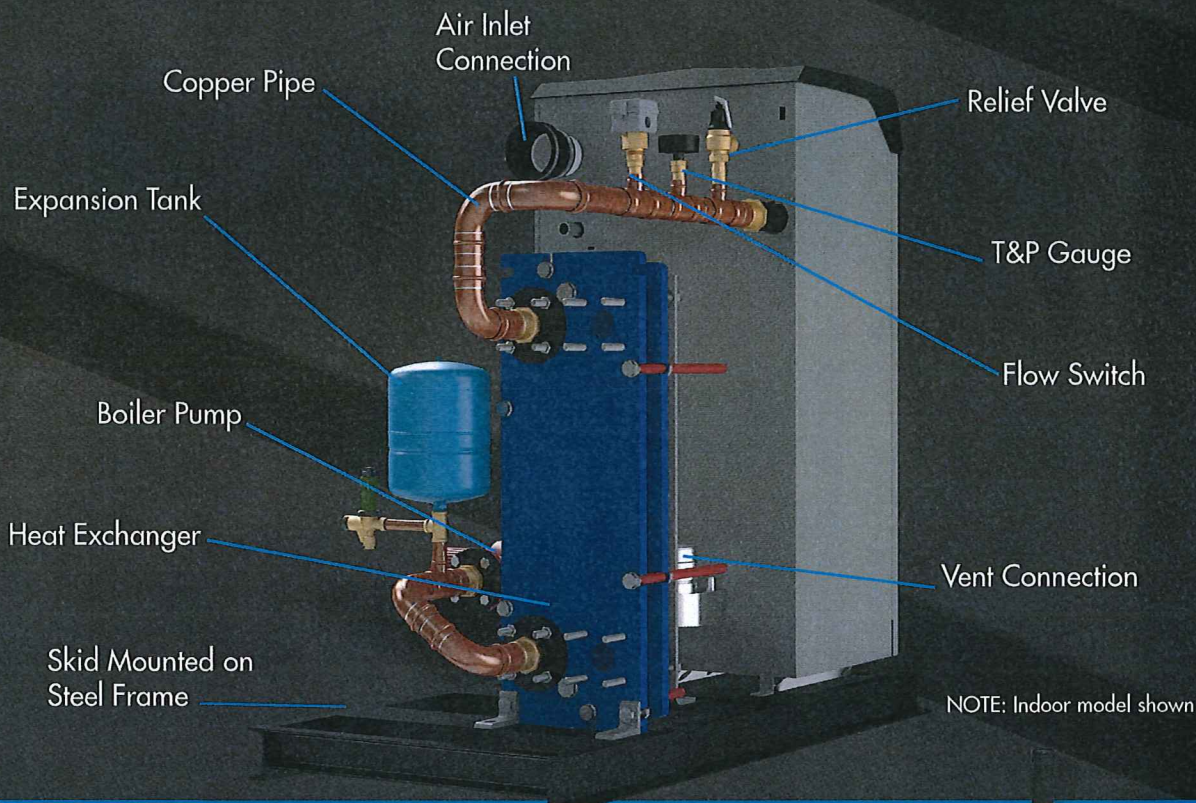
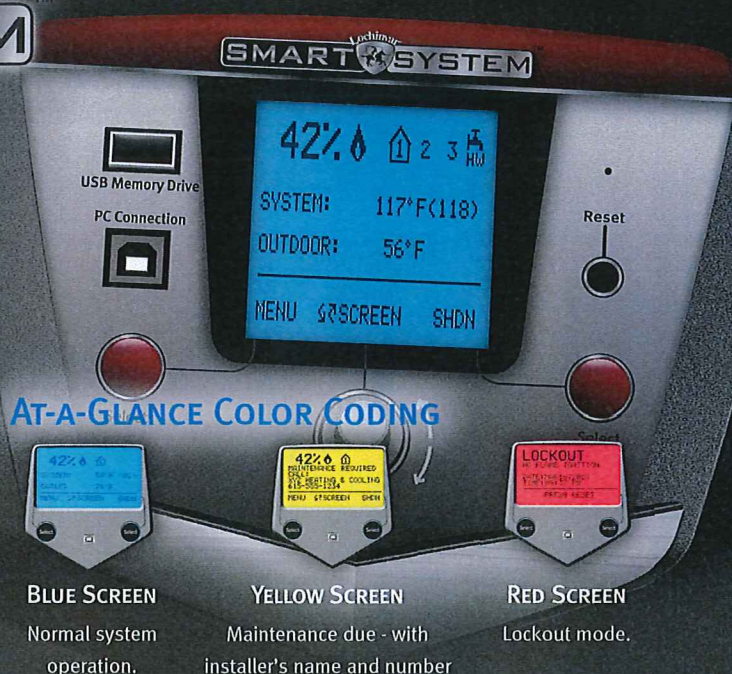


# Lochinvar SMART SYSTEM

*REFINED DESIGN PUTS MORE CONTROL AND INFORMATION AT YOUR FINGERTIPS*

## Just a Few of the Advanced Features:

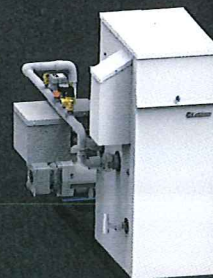
- MULTI-COLOR GRAPHIC LCD DISPLAY
- NAVIGATION DIAL
- CASCADE OF UP TO 8 AQUAS PACKAGES
- USB PORT FOR PC CONNECTION
- MAINTENANCE REMINDER WITH INSTALLER NAME & NUMBER
- MODBUS COMMUNICATION (OPTIONAL)
- PASSWORD SECURITY
- OPERATIONAL AND ALARM READOUTS



## OUTDOOR RATED MODELS

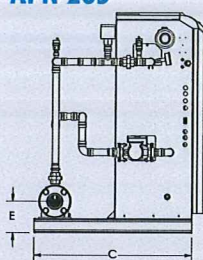
The AQUAS OXN402-602 models are specially trimmed for outdoor installation. The jacket is sealed and rated to protect the boiler against the elements. Pump covers, air intake covers and a specially-designed vent assembly complete the package to allow for easy installation outdoors.

\*Outdoor models utilize Lochinvar's water tube design heat exchanger and cupro-nickel shell & tube pool heat exchanger. Optional titanium shell and tube pool heat exchanger available.

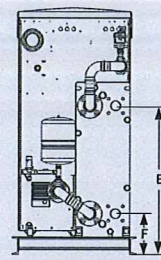
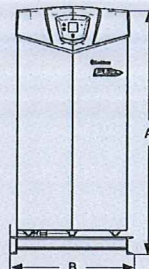
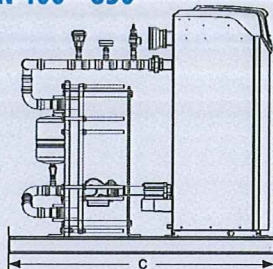
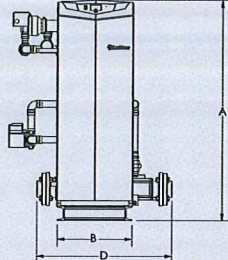




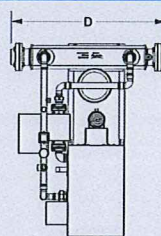
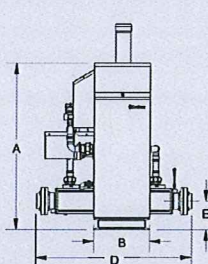
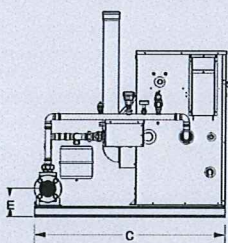
## APN 285



## APN 400 - 850



## OXN 402 - 602



Model Number	Input Btu/hr	Turn Down	A	B	C	D	E	F	Pool Conn.	Gas Conn.	Vent Size	Air Inlet	Pool Flow (GPM)	Ship Wt.
<b>Indoor Models</b>														
APN285	285,000	10:1	46-1/2"	15-3/4"	34"	28-1/2"	6-3/4"	-	2-1/2"	1/2"	3"	3"	68	390
APN400	399,000	10:1	57-1/2"	29-1/4"	62-1/2"	-	34-3/4"	9-1/2"	2"	1"	4"	4"	52	1224
APN500	500,000	10:1	57-1/2"	29-1/4"	62-1/2"	-	34-3/4"	9-1/2"	2"	1"	4"	4"	65	1250
APN600	600,000	7:1	57-1/2"	29-1/4"	62-1/2"	-	34-3/4"	9-1/2"	2"	1"	4"	4"	78	1250
APN725	725,000	7:1	57-1/2"	29-1/4"	62-1/2"	-	35-1/4"	10"	2"	1"	6"	4"	94	1338
APN850	850,000	7:1	57-1/2"	29-1/4"	62-1/2"	-	35-1/4"	10"	2"	1"	6"	4"	90	1367
<b>Outdoor Models</b>														
OXN402	399,000	5:1	45-3/4"	15-3/4"	53"	43-1/4"	7-3/4"	-	2-1/2" or 3"	1"	4"	4"	93	465
OXN502	500,000	5:1	45-3/4"	15-3/4"	57-1/2"	43-1/4"	7-3/4"	-	2-1/2" or 3"	1"	4"	4"	117	497
OXN602	600,000	5:1	46"	15-3/4"	69"	43-1/4"	7-3/4"	-	3"	1"	4"	4"	142	534

Notes: Change 'N' to 'L' for LP gas models. No deration on LP models. Performance data is based on manufacturer test results. Agency certification applies to the boiler.

### STANDARD FEATURES

- Up to 98% Thermal Efficiency
  - Modulating Burner with up to 10:1 turndown
  - Direct-Spark Ignition
  - Low NOx Operation
  - Sealed Combustion
  - Low Gas Pressure Operation
- Vertical & Horizontal Venting
  - Category IV Venting up to 100 Feet PVC, CPVC
  - Polypropylene or AL29-4C Vent Material
  - Sidewall Vent Terminations Provided (Except APN285)
- ASME Stainless Steel Boiler Heat Exchanger
  - ASME Certified, "H" Stamped
  - Gasketless Design
  - 160 PSI Working Pressure
- On/Off Switch
- Expansion Tank w/ Fill Valve
- Adjustable High Limit w/ Auto Reset
- Adjustable High Limit w/ Manual Reset
- Flow Switch
- Low Air Pressure Switches
- Inlet & Outlet Temperature Sensors
- Two Easy Access Terminal Strips
- Temperature & Pressure Gauge
- Zero Clearances to Combustible Material
- ASME Pressure Relief Valve

- Titanium Plate & Frame Heat Exchanger (APN400-850)
    - Salt Water Ready
  - Titanium Shell & Tube Heat Exchanger (APN285)
    - Salt Water Ready
    - Flanged CPVC Connections
  - Cupro-Nickel Pool Shell & Tube Heat Exchanger (Outdoor Models)
    - Salt Water Ready
    - Flanged CPVC Connections
  - 10 Yr Boiler Warranty (See Warranty for Details)
  - 5 Yr Titanium Pool Heat Exchanger Warranty (See Warranty for Details)
  - 3 Yr Cupro-Nickel Pool Heat Exchanger Warranty (See Warranty for Details)
  - 1 Yr Parts Warranty (See Warranty for Details)
- ### SMART SYSTEM™ FEATURES
- SMART SYSTEM™ Operating Control
    - Multi-Colored Graphic LCD Display w/ Navigation Dial
  - Built in Cascading Sequencer for up to 8 Pool Heaters
    - Lead Lag
    - Efficiency Optimization
    - Mix multiple input sizes
  - Building Management System Integration
    - Optional Modbus communication
    - 0-10 VDC Input Control for Modulation or SetPoint
    - 0-10 VDC Output for Modulation Rate

### OPTIONAL EQUIPMENT

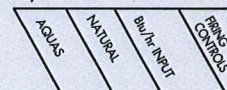
- CON-X-US Remote Connect
- Titanium Shell & Tube Pool Heat Exchanger, 5 Yr Warranty (Outdoor Models)
- Alarm on Any Failure
- Condensate Neutralization Kit
- High & Low Gas Pressure Switches w/ Manual Reset
- Room Air Kit
- Secondary Heat Exchangers
- BMS Gateways for LON or BACnet

### FIRING CODES

- M9 Standard Construction
- M7 California Code (APN 285 & Outdoor)
- M13 CSD1 / Factory Mutual / GE Gap (500-850)

For Ease In Ordering By Model Number

AP/OX N 500 M 9



This heater is 500,000 Btu/hr natural gas Pool Heater. It has M9 firing controls.



Lochinvar, LLC  
300 Maddox Simpson Parkway  
Lebanon, Tennessee 37090  
P: 615.889.8900 / F: 615.547.1000  
Lochinvar.com

