

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 276 WINCHESTER AVENUE, SCIENCE PARK PDD #49, Certification of Completion for Parcel G Garage (Owners: Winchester/Munson Parking, LLC and SPDC Tract B, LLC Applicants: WE 150 Munson LLC and Winstanley Enterprises LLC).

REPORT: 1434-03

ACTION: Approval with Conditions; delegate responsibility to City Plan Director to approve Certificate of Completion

BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), WE 150 Munson LLC and Winstanley Enterprises LLC (Winstanley) request that the Commission certify that all the requirements of Section 65 relating to planned developments have been met for the Science Park Garage on Parcel G within the Science Park Planned Development District #49. The City Plan Commission reviewed and approved detailed site and building plans for the Garage (CPC 1416-06, May 23, 2008) and also reviewed some minor revisions to the design (CPC 1424-07, January 21, 2009). The garage including the commercial space on the first level and the park at the south end have since been completed and a certificate of occupancy has been issued by the Building Department. The commercial space will require further interior permits for fit-out as the spaces are occupied. The Site Plan also included plans for a new chilled water plant for Yale University's north campus on the northwestern portion of the site which is not yet underway.

PLANNING CONSIDERATIONS

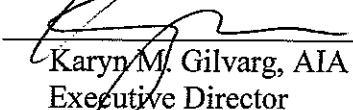
The Commission is aware there is a short punch list of items relating to the approved site plan which have not yet been completed. Once these final items are taken care of, and a letter(s) from the architect of record has been received stating that the structure has been completed in accord with the approved Detailed Plans, the City Plan Director is hereby delegated to certify that all the requirements of Section 65 relating to PDDs have been met for this component of the project.

ACTION

The Commission designates the authority to the City Plan Director to sign off on a certificate of completion for the Science Park Garage and Park on Parcel G within PDD #49 with the following conditions:

1. Site Plan punch list has been fully addressed.
2. Letter from Architect of record has been received certifying that all work has been completed in accordance with the approved Detailed Plans and approved revisions thereto.

ADOPTED: November 18, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director