

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 275 WINCHESTER AVENUE, 315 WINCHESTER AVENUE, AND 375 WINCHESTER AVENUE. Science Park PDD # 49, Certification of Completion for Parcel L, Phase I (Owner: Science Park Development Corporation, Applicant: Winchester Lofts, LLC/Forest City Residential Group)

REPORT: 1470-03CC

ACTION: Approval; Delegate responsibility to City Plan Director to approve Certificate of Completion

Submission: Letter from Attorney Carolyn Kone of Brenner, Saltzman, & Wallman LLP 07/13/15; AIA Certificate of Substantial Completion for work on Winchester Lofts (Phase I), 275 Winchester Avenue by John Moriarity & Associates 2/25/15; Fee of \$140.

BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), Science Park Development Corporation requests that the Commission issue a certification of completion for the improvements made to the property at 275, 315, and 375 Winchester Avenue in conformance with the approval of detailed plans for the property granted by the Commission on October 17, 2012 in City Plan Report 1470-03. The Commission is to certify that all the requirements of Section 65 relating to planned developments have been met for the improvements to 275, 315, and 375 Winchester Avenue within Science Park Planned Development District #49. The City Plan Commission reviewed and approved detailed site and building plans for the improvements to the former gun manufacturing plant and also administratively reviewed some minor revisions to the site's parking spaces (CPC 1487A, 12/18/13).

PLANNING CONSIDERATIONS

The building renovation is complete and the building is in use as residential apartments known as Winchester Lofts. Execution of the site plan is fully complete in accord with the approved plans. The City Plan Director is hereby delegated to certify that all the requirements of Section 65 relating to PDDs have been met for the project.

ACTION

The Commission designates the authority to the City Plan Director to sign off on a certificate of completion for 275, 315, and 375 Winchester Avenue within PDD #49.

ADOPTED: September 17, 2015
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director