

**NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT  
ACTION**

**RE:** 115 MUNSON STREET f/k/a 275 WINCHESTER AVENUE, Science Park  
PDD # 49, Certification of Completion for Parcel L, Phase I (Winchester Arms  
NH, LLC and Winstanley Enterprises, LLC).

**REPORT:** 1468-05

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

**Submission:** Letter from Attorney Marc Wallman of Brenner Saltzman & Wallman 07/02/12,  
AIA Certificate of Substantial Completion for work on Tract A, Higher One by Architect Svigals  
+ Partners, LLP 12/27/11; Clarification Memo from Doug Lovegren of Svigals + Partners  
07/03/12 that all work has been completed. Fee of \$40.

**BACKGROUND**

Pursuant to Zoning Ordinance Section 65(e)(3), Winstanley Arms NH, LLC and Winstanley Enterprises, LLC request that the Commission issue a certification of completion for the improvements made to the property at 115 Munson Street f/k/a 275 Winchester Avenue in conformance with the approval of detailed plans for the property granted by the Commission on October 20, 2010 in City Plan Report 1445-01. The Commission is to certify that all the requirements of Section 65 relating to planned developments have been met for the improvements to 115 Munson Street f/k/a 275 Winchester Avenue within Parcel L, Phase I 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 plan and building (CPC 1455A, 08/17/11), Signage Plans (CPC 1458A, 11/16/11) and alternate intersection improvements for Hillside Mansfield (CPC 1468A, 07/18/12).

**PLANNING CONSIDERATIONS**

The building renovation and construction of new office space is complete and the building is occupied and in use by Higher One. 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 115 Munson Street f/k/a 275 Winchester Avenue, Parcel L, Phase I within PDD #49.

**ADOPTED:** July 18, 2012  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director