

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 5 SCIENCE PARK (AKA 395 WINCHESTER AVENUE). Site Plan Review and Detailed Site Plan Review for PDD #49 (Science Park) for temporary trailer in building courtyard. (Owner: Clio Nicolakis, Executive Director of Science Park Development Corporation; Applicant/Agent: James Segaloff for Susman, Duffy, & Segaloff, P.C.)

REPORT: 1516-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until March 16, 2021. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic, and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to and from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$280. Received February 18, 2016.

- Product brochure for Germfree rental compounding pharmacy. Received February 18, 2016.
- PDD #49 information. Received February 18, 2016.
- Product brochure for Germfree pharmacy cleanroom. Received February 23, 2016.
- Drawing CS-101: Mobile Pharmacy Lab Trailer Location Plan. Drawing date March 7, 2016. Received March 8, 2016.

PROJECT SUMMARY:

Project: Mobile Clean Room Installation

Address: 5 Science Park (AKA 395 Winchester Avenue)

Site Size: 120,661 SF (2.77 acres)

Zone: PDD 49 (Science Park)

Financing: Private

Parking: None

Owner: Clio Nicolakis for Science Park Development Corporation **Phone:** 203-785-0840

Applicant/Agent: James Segaloff for Susman, Duffy, & Segaloff, P.C. **Phone:** 203-624-9830

Site Engineer: Fuss & O'Neill **Phone:** 860-646-2469

City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

1317-16: Environmental Land Use Restriction on Portion of Property on behalf of the Science Park Development Corporation (March 20, 2002)

1392-02: Detailed Plan Review for Change in Use of Portion of Building 5 for Secondary School Use (July 19, 2006)

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD #49 Science Park.

Site Description/existing conditions:

5 Science Park is an existing U-shaped building within the Science Park PDD. This building has an asphalt "courtyard" within the interior of its U-shape, with an opening towards Winchester Avenue. The courtyard is currently unused by building tenants, although it does have a transformer and lighting on the building exterior.

Proposed Activity:

The owner proposes to install a "mobile clean room," a temporary pharmaceutical compounding laboratory for the production of Artificial Cell Technology's (ACT's) new synthetic malaria vaccine in a sterile environment for human clinical trials. The mobile clean room is mounted on a 55' x 8.5' trailer that will be installed in the courtyard of the 5 Science Park building. The owner is requesting a term of two years to account for the required time for the clinical trials, construction, and allowance for any potential delays.

The mobile clean room is a self-contained unit that arrives fully fit out. The trailer connecting the clean room will be installed in the courtyard and the property owner will install a new 220-volt electrical service panel to the power the unit's electrical and electronic systems. The unit does not require connection to the sewer system. The unit relies on clean water delivery for handwashing facilities and a gray water processing company for pumping and removal of gray waste water.

Circulation/Parking/Traffic:

Science Park development currently has excess parking capacity, and the existing parking lots at will not be affected.

Trash removal:

Any trash generated by this site will be removed and merged with the waste stream for the 5 Science Park building.

Signage:

No signage is proposed.

Sec. 58 Soil Erosion and Sedimentation Control:

Not required.

Sec. 60 Stormwater Management Plan:

Not required.

Sec. 60.1 Exterior Lighting:

No new lighting proposed.

Sec. 60.2 Reflective Heat Impact:

Not required.

Project Timetable:

Delivery and installation is estimated to occur in July 2016, with the trailer remaining on site for up to two years.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan; City Engineer; Building; Disabilities Services; and Transportation, Traffic, and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Applicant to provide signed and sealed site plan;
- Science Park Development Corporation must provide City Plan Department with ELUR compliance letter; and
- If it is determined that the trailer is needed for more than 6 months, applicant shall coordinate installation of tie-down footings with Building Department. Trailer is to remain on site for no more than two years.

ACTION

The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: March 16, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director