

## NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

**RE:** 344 WINCHESTER AVENUE, SCIENCE PARK PDD #49, Certification of Completion (Owner/Applicant: Winstanley Enterprises, LLC and 344 Winchester Avenue, LLC).

**REPORT:** 1444-01

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

**Submission:** Letter from Attorney Carolyn Kone 08/13/10, letter from Fuss & O'Neill 08/06/10; AIA Certificate of Substantial Completion for work on YPPS Vestibule Ste Work/Overhead door loading ramp 08/04/10; Inspection Report 07/27/10; Certificate of Substantial Completion for building upgrades of the office building at 344 Winchester Avenue 12/02/09.

### BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), Winstanley Enterprises, LLC and 344 Winchester Avenue, LLC (Winstanley) request that the Commission certify that all the requirements of Section 65 relating to planned developments have been met for the improvements to 344 Winchester Avenue within Parcel D of Science Park Planned Development District #49. The City Plan Commission reviewed and approved detailed site and building plans for the improvements to the former Winchester gun manufacturing plant (CPC 1424-06, January 21, 2009) and also administratively reviewed some minor revisions to the site plan and building (CPC 1433-A, 10/21/09; 1435-A, 12/16/09; and 1439-A, 04/21/10).

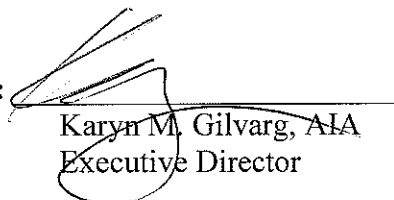
### PLANNING CONSIDERATIONS

The building renovation is complete and the building is occupied. Execution of the site plan is fully complete with the exception of a few punch list items relating to the landscape plan. As a result of an extremely dry summer, there are some dead trees and plant materials which will be replaced by October 1, 2010. Once the replacements are complete, 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 344 Winchester Avenue on Parcel D within PDD #49.

**ADOPTED:** September 22, 2010  
Edward Mattison  
Chair

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