

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation (if applicable)
x	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** November 22, 2022

**Meeting Submitted For:** December 5, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Michael Piscitelli

**Title of Legislation:**

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING EXPANSION OF SCIENCE PARK PLANNED DEVELOPMENT DISTRICT #49 TO INCLUDE PARCELS OF LAND KNOWN AS 88 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02600), 110 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02700) and 116 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02500) (collectively "NEW PARCEL M"), AMENDMENT OF THE GENERAL PLANS FOR PORTIONS OF EXISTING PARCEL L and PARCEL B, DIMENSIONAL, PARKING, LOADING and OTHER DEVIATIONS FROM THE REQUIREMENTS OF PDD #49, THE IH ZONE AND THE BA ZONE FOR NEW PARCEL M AND FOR EXISTING PARCELS B, C and L, AND USES FOR NEW PARCEL M AND ADDITIONAL USES FOR EXISTING PARCELS B AND C

**Comments:** Legistar File ID: OR-2022-0034

**Coordinator's Signature:** 

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** 

Questions? Call (203) 946-7670 or email [bmontalvo@newhavenct.gov](mailto:bmontalvo@newhavenct.gov)

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** November 22, 2022

**Meeting Submitted For:** December 5, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Michael Piscitelli

**Title of Legislation:**

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING EXPANSION OF SCIENCE PARK PLANNED DEVELOPMENT DISTRICT #49 TO INCLUDE PARCELS OF LAND KNOWN AS 88 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02600), 110 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02700) and 116 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02500) (collectively "NEW PARCEL M"), AMENDMENT OF THE GENERAL PLANS FOR PORTIONS OF EXISTING PARCEL L and PARCEL B, DIMENSIONAL, PARKING, LOADING and OTHER DEVIATIONS FROM THE REQUIREMENTS OF PDD #49, THE IH ZONE AND THE BA ZONE FOR NEW PARCEL M AND FOR EXISTING PARCELS B, C and L, AND USES FOR NEW PARCEL M AND ADDITIONAL USES FOR EXISTING PARCELS B AND C

**Comments:** Legistar File ID: OR-2022-0034

---

---

---

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** 

**Mayor's Office Signature:** \_\_\_\_\_

Questions? Call (203) 946-7670 or email [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov)

November 22, 2022

Honorable Michael Smart  
City/Town Clerk  
City of New Haven  
200 Orange Street  
New Haven, CT06510

Honorable Tyisha Walker-Myers  
President of the New Haven Board of Alders  
165 Church Street  
New Haven, CT 06510

Re: Petition to Amend Science Park Planned Development District, PDD #49

Dear Mr. Smart and Ms. Walker-Myers:

Science Park Development Corporation, its affiliates and Winchester Holdco LLC, a joint venture of Twining Properties, LLC and LMXD, LLC (collectively the, “Applicants”) are pleased to present this Petition to amend the Science Park Development District PDD #49 to enable the completion of the redevelopment of Science Park. The amendments proposed in this Petition will allow the transformation of derelict and dangerous former Winchester Factory buildings as well as surface parking lots into new economy developments, including lab/biotech/office buildings and mixed-use residential structures with restaurants and retail. These improvements will create jobs, provide additional needed housing, including affordable housing, better connect Science Park with the Newhallville and Dixwell neighborhoods, result in the clean-up of Brownfields, and generate taxes.

In particular, the Petition seeks to add the “Tract J Parking Lot”, an approximate two acre 199 space parking lot located at 88, 110 and 116 Munson Street to PDD #49. If added to the Science Park PDD, this parcel will be known as New Parcel M. The Tract J Parking Lot is located across Munson Street from the Science Park PDD and provides parking for the employees at the Winchester Works building (formerly known as the Higher One building). The Tract J Parking Lot is currently located in the BA (General Business) zone that does not allow lab/biotech use. The Applicants plan to either build on the successes of the lab/biotech offices across the street at Winchester Works (115 Munson Street), in Science Park’s Buildings 4 and 5 and in the City; by developing a lab/office building on New Parcel M or construct . a mixed-use residential building on Parcel M, depending on the market demand.

The Petition also seeks to construct a a mixed-use residential building or a lab/biotech building over a parking structure in the Eastern Courtyar again depending upon the market The approved General Plans for the Eastern Courtyard contemplated the rehabilitation of the former Winchester Factory buildings on this site, However, when environmental studies were done of the six concrete buildings that were to be renovated, it was discovered that oil from the Winchester manufacturing processes had seeped into the floors, walls and columns of the buildings and was

Mr. Michael Smart  
Ms. Tyisha Walker-Myers  
November 22, 2022  
Page Three

emitting odors. The Connecticut Department of Health determined that the oil, which included a highly toxic compound, would pose an unacceptable risk to any future occupants of the buildings. The remaining three buildings in the Eastern Courtyard which do not contain this toxic oil are structurally unsound. Accordingly, this Petition contemplates the demolition of the Eastern Courtyard buildings. In their place, the Applicants intend to construct a mixed-use building over a parking structure. The residential component of the building, as will any residential building in PDD #49, set aside 20% of the apartments for families whose income is at 50% AMI, provided that Low Income Tax Credits are available for these units.

The Petition also contemplates the construction of what is likely to be a mixed-use office/lab or residential and/or retail building at the corner of Division Street and Winchester Avenue on Parcel B of PDD #49. Currently there is a parking lot at this location. Additionally, the Petition seeks to amend the Use Table for PDD #49 to set forth the permissible uses for New Parcel M and to permit residential and retail uses on Parcels B and C. Finally, the Petition requests amendments to the Table of Deviations to reduce the number of parking and loading spaces and remove bulk and dimensional limitations that would otherwise inhibit the development of robust, dense and appropriate developments.

We have reviewed our plans with the Alders representing the Science Park area, the Newhallville and Dixwell Management Teams as well as with members of neighborhood on several occasions over the last couple of years and recently.

Enclosed please find our Petition, including our General Plans and a traffic study, and a check for \$3700.

Sincerely,

Science Park Development Corporation

By: 

David Silverstone  
Chief Executive Officer and Chairman of the Board of Directors

Winchester Holdco LLC

By: Twining Properties LLC

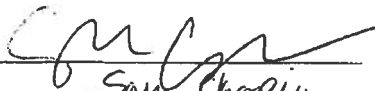
By: 

Alexander Twining  
CEO & President

0.3. Executed Final Cover Letter

Mr. Michael Smart  
Ms. Tyisha Walker-Myers  
November 22, 2022  
Page Three

By: LMXD INVESTOR I LLC

By:   
Its: *Sam Chopin*  
*Authorized Signatory*

## Final Ordinance

..title

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING EXPANSION OF SCIENCE PARK PLANNED DEVELOPMENT DISTRICT #49 TO INCLUDE PARCELS OF LAND KNOWN AS 88 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02600), 110 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02700) and 116 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02500) (collectively "NEW PARCEL M"), AMENDMENT OF THE GENERAL PLANS FOR PORTIONS OF EXISTING PARCEL L and PARCEL B, DIMENSIONAL, PARKING, LOADING and OTHER DEVIATIONS FROM THE REQUIREMENTS OF PDD #49, THE IH ZONE AND THE BA ZONE FOR NEW PARCEL M AND FOR EXISTING PARCELS B, C and L, AND USES FOR NEW PARCEL M AND ADDITIONAL USES FOR EXISTING PARCELS B AND C

..body

WHEREAS, on April 4, 1983, the Board of Aldermen approved a Planned Development District ("PDD") for Science Park pursuant to Section 65 of the New Haven Zoning Ordinance (the "Zoning Ordinance"), PDD #49, which included 35 acres of land located for the most part at the southwest and the southeast corners of the intersection of Division Street and Winchester Avenue and which property was identified as Parcels A, B, C, D, and E on the General Plans for PDD #49; and

WHEREAS, on May 15, 1989, the Board of Aldermen amended PDD #49 to include 10 additional acres located to the south of the original PDD #49, which additional property was depicted on the General Plans for the amended PDD #49 as Parcels G, L and K; and

WHEREAS, PDD #49 was subsequently amended on May 15, 1989 to permit a restaurant, lounge and banquet hall in connection with a conference center on Parcel A and was thereafter amended in 2006 to permit a secondary school on Parcel C; and

WHEREAS, PDD #49 was again amended by the Board of Aldermen on September 7, 2010 to include 11.6 additional acres of land located on Winchester Avenue, Munson Street and Mansfield Street, which additional property was designated in the General Plans as Parcel

L and which amendment permitted residential, retail, medical, commercial, and high technology uses on Parcel L and on certain existing Parcels; and

WHEREAS PDD #49 was subsequently amended on two additional occasions, once by the Board of Aldermen in 2014 to allow primary and secondary schools on Parcel B and thereafter on October 27, 2021 by the Board of Alders to expand the boundaries of Parcel K and to permit a residential use on that Parcel; and

WHEREAS, Science Park Development Corporation (“SPDC”) and its affiliates, as more specifically delineated in the Petition, (collectively “SPDC”) are the owners of a portion of Parcel B, Parcel C and Parcel L as well as New Parcel M; and

WHEREAS, SPDC ,together with Winchester Holdco LLC, the developer of New Parcel M, and Parcels L, C and a portion of B, filed a petition/application with the City Clerk and with the Board of Alders pursuant to §§ 64 and 65 of the Zoning Ordinance (the “Petition”) together with General Plans to amend the Zoning Ordinance and the Zoning Ordinance Map to (i) extend the boundaries of PDD #49 to include New Parcel M so that the parking lot on that site can be transformed into a new office/lab or mixed use residential/retail development, (ii) amend the General Plans for Parcel L to permit the demolition of the dilapidated and dangerous structures on the eastern side of Parcel L, known as the Eastern Courtyard and to permit the construction of a new building on that site, (iii) amend the general plans for Parcel B to replace the parking lot at the corner of Division Street and Winchester Avenue with a new building, (iv) amend the Use Table for PDD #49 (Appendix 1) to set forth the uses for New Parcel M and to provide for certain additional uses for Parcels B and C, in order to permit the construction of residential and retail uses on these Parcels,, and (v) allow certain dimensional, parking and loading deviations from the controls of PDD #49, the requirements of the BA (General Business) zone for New Parcel M and of

the IH (Heavy Industrial) zone for Parcels B, C and L in order to reduce the need for surface parking lots and loading spaces, allow for more densely designed developments and provide that new construction will be feasible and architecturally contextual with the historic structures in Science Park; and

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the City Plan Commission for a hearing and report as required by § 64(d) of the Zoning Ordinance Regulations and Article XIII, Sections 2A and 2E of the Charter of the City of New Haven; and

WHEREAS, the City Plan Commission held a hearing on \_\_\_\_\_ on the Petition after providing due notice of the hearing on the Application as required by § 64(d) of the Zoning Ordinance, Article XIII, Secs. 2A and 2E of the City Charter and state law; and

WHEREAS, the City Plan Commission rendered a report after taking into account factors set forth in §§ 64(d) and 65 of the Zoning Ordinance and Article XIII, Section 2C of the City Charter and favorably recommended the approval of the Petition and the General Plans, as set forth in City Plan Commission Report No. \_\_\_\_\_; and

WHEREAS, the Legislation Committee of the Board of Alders considered the Petition on \_\_\_\_\_ and rendered a favorable report recommending approval of the Petition; and

WHEREAS, pursuant to § 65(d) of the Zoning Ordinance, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report on the traffic impact of the changes proposed by the Petition; and

WHEREAS, the advisory report issued by the City's Department of Transportation, Traffic and Parking indicated that with the traffic improvements and mitigating measures



proposed by the Petition, there will be no significant adverse impact from the traffic to be generated by the changes proposed in the Petition; and

WHEREAS, the changes requested in the Petition are in accordance with the Comprehensive Plan of the City and are consistent with the standards set forth in Article XIII, Secs. 2B and 2C of the City Charter, as described more particularly in the Petition; and

WHEREAS, the Petition satisfies the objectives for a planned development set forth in § 65 of the Zoning Ordinance, in that the changes proposed, as set forth in more detail in the Petition, are:

(1) In accordance with the comprehensive plans of the City, in particular, the Comprehensive Plan of Development of the City of New Haven entitled Vision 2025; and

(2) Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the City; and

(3) So designed in their space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and

(4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the Tract, subject to the specific minimum standards enumerated in §15(a)(1)g of the Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that (i) the Petition and General Plans are hereby approved, (ii) the text of the Zoning Ordinance with respect to PDD #49 is hereby amended in the manner requested by the Petition to include New Parcel M, the changes to the General Plans for Parcels L and B, the uses set forth in Appendix 1 to the Petition, and the dimensional, parking and loading

modifications set forth in Appendix 5 to the Petition, and that (iii) the Zoning Map is hereby amended to include New Parcel M as part of PDD #49.

BE IT FURTHER ORDAINED that pursuant to subsection 9-50(b)(3)(iii)1 of the City of New Haven's Code of Ordinances, the City's Delay of Demolition Ordinance, § 9-50 shall not apply to the buildings listed in the Petition and shown on the General Plans as being potentially slated for demolition.

BE IT FURTHER ORDAINED that the aforesaid Zoning Ordinance text amendment and Zoning Map amendment shall take effect one day after publication of the information pertaining to the Zoning Ordinance text amendment and to the Zoning Map amendment required by Article IV, Section 3.A(2) of the City Charter but in no event less than one week after enactment of this Zoning Text Amendment and this Zoning Map Amendment.

Except as amended herein the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alder):

Jeanette L. Morrison, Alder 22<sup>nd</sup> Ward  
Devin Avshalom-Smith, Alder 20<sup>th</sup> Ward  
Steven Winter Alder 21<sup>st</sup> Ward  
Kimberly R. Edwards, Alder 19<sup>th</sup> Ward

---

DATE: November 22, 2022

FROM: Department  
Person

Economic Development  
Michael Piscitelli

Telephone  
(203) 946-2867

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE  
MAP AMENDMENT APPROVING EXPANSION OF SCIENCE PARK PLANNED  
DEVELOPMENT DISTRICT #49 TO INCLUDE PARCELS OF LAND KNOWN  
AS 88 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02600), 110 MUNSON  
STREET (MAP 257/BLOCK 0356/PARCEL 02700) and 116 MUNSON STREET  
(MAP 257/BLOCK 0356/PARCEL 02500) (collectively "NEW PARCEL M"),  
AMENDMENT OF THE GENERAL PLANS FOR PORTIONS OF EXISTING  
PARCEL L and PARCEL B, DIMENSIONAL, PARKING, LOADING and OTHER  
DEVIATIONS FROM THE REQUIREMENTS OF PDD #49, THE IH ZONE AND  
THE BA ZONE FOR NEW PARCEL M AND FOR EXISTING PARCELS B, C and  
L, AND USES FOR NEW PARCEL M AND ADDITIONAL USES FOR EXISTING  
PARCELS B AND C

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** November 22, 2022  
**FROM (Dept.):** Economic Development Administration  
**CONTACT:** Michael Piscitelli **PHONE** 203-946-2366

**SUBMISSION ITEM (Title of Legislation):**

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING EXPANSION OF SCIENCE PARK PLANNED DEVELOPMENT DISTRICT #49 TO INCLUDE PARCELS OF LAND KNOWN AS 88 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02600), 110 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02700) and 116 MUNSON STREET (MAP 257/BLOCK 0356/PARCEL 02500) (collectively "NEW PARCEL M"), AMENDMENT OF THE GENERAL PLANS FOR PORTIONS OF EXISTING PARCEL L and PARCEL B, DIMENSIONAL, PARKING, LOADING and OTHER DEVIATIONS FROM THE REQUIREMENTS OF PDD #49, THE IH ZONE AND THE BA ZONE FOR NEW PARCEL M AND FOR EXISTING PARCELS B, C and L, AND USES FOR NEW PARCEL M AND ADDITIONAL USES FOR EXISTING PARCELS B AND C.

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose. **NONE**

	<b>GENERAL</b>	<b>SPECIAL</b>	<b>BOND</b>	<b>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</b>
<b>A. Personnel</b>				
1. Initial start up	...		...	
2. One-time	...		...	
3. Annual	...		...	
<b>B. Non-personnel</b>				
1. Initial start up	...		...	
2. One-time	...		...	
3. Annual	N/A		N/A	

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
 YES

1. One-time      \$... (see below)

2. Annual        TBD (see below)

**Other Comments:** Yes. This item will generate significant tax revenues for the City. This Planned Development District Amendment to the Science Park PDD #49 will enable the development of three separate substantial projects including office/laboratories and mixed-use residential and retail buildings. The developments will be constructed on properties that are currently either parking lots or dilapidated and contaminated buildings that are paying only minimal taxes. The projects will also generate substantial demolition and building permit fees.