



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JANUARY 12, 2021 AGENDA

Meeting ID: 880 2194 6723

Passcode: 322352

One tap mobile

+16468769923,88021946723# US (New York)

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, January 12, 2021** for the following purposes:

1. To approve the minutes of the December 8, 2020 public meeting.
2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Nassau Road** and require the full 180-day delay.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Bluff Point** and require the full 180-day delay.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Vani Court** and require the full 180-day delay.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Prospect Road** and require the full 180-day delay.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **40 Richmondville Avenue** and require the full 180-day delay.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **11 Boxwood Lane** and require the full 180-day delay.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **119 Compo Road South** and require the full 180-day delay.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **32 Sturges Cmns** and require the full 180-day delay.
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **8 Mayflower Parkway** and require the full 180-day delay.
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **23 Bermuda Road** and require the full 180-day delay.

12. *A Certificate of Appropriateness* application dated December 21, 2020 to build a proposed federal farmhouse style home at **120 Kings Highway North** located in the Kings Highway North Local Historic District and the Kings Highway North National District.
13. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 20, 2020 for **174 Post Road West and 38 Kings Highway North** in the Kings Highway North Local Historic District to:
 - a. build a 95 unit Assisted Living and Memory Care residence at **174 Post Road West**
 - b. demolish current addition at **174 Post Road West**
 - c. relocate the house at **174 Post Road West** onto **38 Kings Highway North** site
 - d. Increasing the width of the driveway which will serve **38 Kings Highway North, 174 Post Road West**, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building
 - e. create 6 parking spaces within the District
 - f. create the breakaway gate at the end of the paved portion of the driveway at **38 Kings Highway North**
 - g. build a fence along the property line and screening the Memory Care patio
 - h. build Memory Care patio shown on the plans
 - i. proposed sidewalks abutting the Assisted Living/Memory Care building
 - j. build stone veneer retaining wall
14. Officer elections.
15. To hear the Chairman's update.
16. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at www.westportct.gov, on the Town Calendar web page under January 12, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Historic District Commission Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on January 12, 2021, to ddouglass@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Bill Harris, Chair
Historic District Commission
December 22, 2020

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or efluq@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, DECEMBER 8, 2020 DRAFT MINUTES

Members Present:

Bill Harris, Chair
Randy Henkels, Vice Chair
Scott Springer, Clerk
Marilyn Harding, Member
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 PM on **Tuesday, December 8, 2020** for the following purposes:

1. To approve the minutes of the November 10, 2020 Public Meeting.
MOTION (made by Springer): To approve the minutes of the November 10, 2020 public meeting.
SECOND: Harding
SEATED: Harris, Henkels, Harding, Van Wie
VOTE: Unanimously approved.
2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **64 Woodside Ave** and require the full 180-day delay.
MOTION (made by Springer): To oppose the issuance of the demolition permit for 64 Woodside Ave and require the full 180-day delay.
SECOND: Henkels
SEATED: Harris, Henkels, Springer, Harding, Van Wie
VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **27 Gorham Ave** and require the full 180-day delay.
MOTION (made by Springer): To oppose the issuance of the demolition permit for 27 Gorham Ave and require the full 180-day delay.
SECOND: Van Wie
SEATED: Harris, Henkels, Springer, Harding, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **28 Juniper Road** and require the full 180-day delay.
MOTION (made by Springer): To oppose the issuance of the demolition permit for 28 Juniper Road and require the full 180-day delay.
SECOND: Henkels
SEATED: Harris, Henkels, Springer, Harding, Van Wie
VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.

5. To take such action as the meeting may determine to approve *A Certificate of Appropriateness* application dated November 18, 2020 to build a 2nd story bathroom addition **6 Old Hill Road** located in the Kings Highway North Local Historic District.

MOTION (made by Springer): To approve *A Certificate of Appropriateness* application dated November 18, 2020 to build a 2nd story bathroom addition **6 Old Hill Road** located in the Kings Highway North Local Historic District.

SECOND: Harding

SEATED: Harding, Henkels, Springer, Van Wie

RECUSED: Harris

VOTE: Unanimously APPROVED.

6. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* applications dated November 20, 2020 for **174 Post Road West and 38 Kings Highway North** in the Kings Highway North Local Historic District to:
- build a 95 unit Assisted Living and Memory Care residence at **174 Post Road West**
 - demolish current addition at **174 Post Road West**
 - relocate the house at **174 Post Road West** onto **38 Kings Highway North** site
 - Increasing the width of the driveway which will serve **38 Kings Highway North, 174 Post Road West**, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building
 - Create parking lots within the District
 - create the breakaway gate at the end of the paved portion of the driveway at **38 Kings Highway North**
 - build a fence along the property line and screening the MC patio
 - build MC patio shown on the plans
 - proposed sidewalks abutting the Assisted Living/Memory Care building
 - build stone veneer retaining wall

No motion taken. Meeting held open for the January 12, 2021 HDC Meeting.

SEATED: Harding, Henkels, Van Wie

RECUSED: Harris, Springer

7. To hear the Chairman's update.

No action taken.

8. To adjourn the meeting.

MOTION (made by Harris): To adjourn the meeting.

SECOND: Henkels

SEATED: Harris, Henkels, Springer, Harding, Van Wie

VOTE: Unanimously approved.

Meeting adjourned at 9:40 PM

Bill Harris, Chair
Historic District Commission
December 9, 2020



TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

DEC 01 2020

WESTPORT BUILDING DEPT.

1. 3 Nassau Road 1961
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Jason Ritzzo 203-246-4594
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 3 Nassau Road jrc+55@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Michael Ritzzo / 42 Miller Street, Fairfield, CT 06824
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. Demolition of structure + Deck + Slab. Including removal. 2,080 Sq Ft
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Ritzzo Development LLC 203-246-4577 _____
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

michael@ritzzo-development.com 11220
 EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
 Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.

Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 11.19.20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
RITZZO JASON		6 Septic		1 Public		1				Assessed	
3 NASSAU RD		2 Public Water								Appraised	
WESTPORT CT 06880		SUPPLEMENTAL DATA								Assessed	
1		AR Prcl ID 52621165-14		Lift Hse		Assoc Pld#				Assessed	
		Historic ID								542,700	
		Census 504								775,300	
		WestportC M13								554,400	
		Survey Ma 2566								554,400	
		Survey Ma								554,400	
		GIS ID B02121000								554,400	

RECORD OF OWNERSHIP													
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code			
4039 0281	08-28-2020	U	I	671,000	14	2019	1-1	406,000	2018	1-1			
3966 269	11-26-2019	U	I	0	14		1-3	148,400	2017	1-3			
2514 0101	02-08-2005	Q	I	972,000	00			148,400					
1197 0212	11-20-1992	Q	I	307,000	00								
EXEMPTIONS					OTHER ASSESSMENTS		PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
			0.00					2019	1-1	406,000	2018	1-1	406,000
									1-3	148,400		1-3	148,400
Total			0.00					Total	554,400	Total	554,400	Total	554,400

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	0001	Sub	B
Nbhd Name		Tracing	
Batch			

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)	195,300								
Appraised Xf (B) Value (Bldg)	0								
Appraised Ob (B) Value (Bldg)	0								
Appraised Land Value (Bldg)	580,000								
Special Land Value	0								
Total Appraised Parcel Value	775,300								
Valuation Method	C								

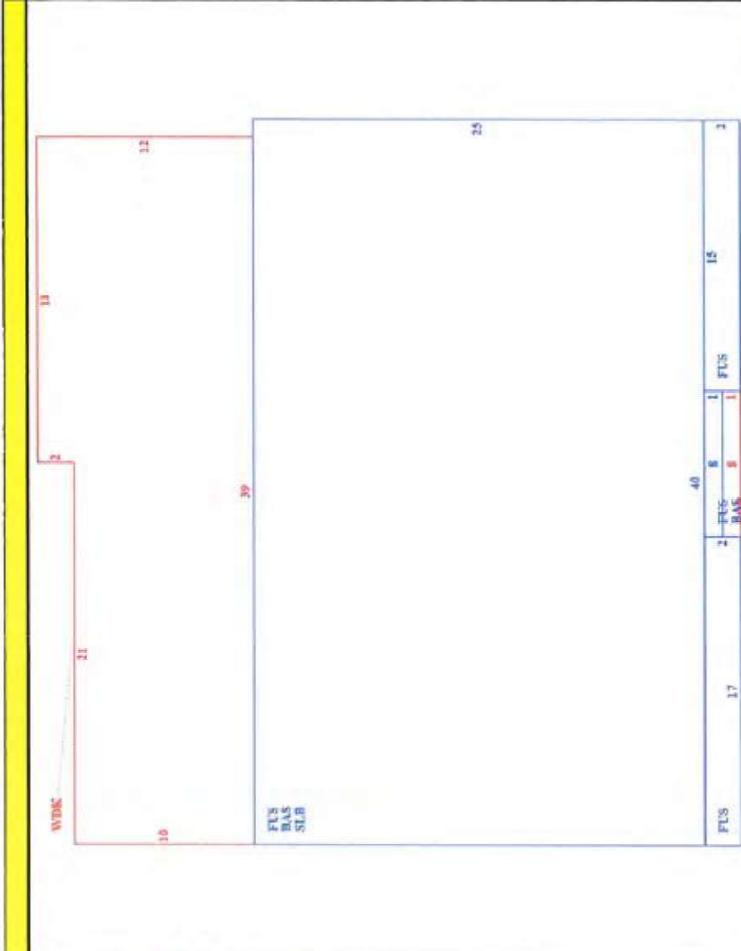
BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	101	A		0.250 AC	800,000	2.90000	5	1.00	100	1.000
Single Family Re										
Total Card Land Units		0.250 AC		Parcel Total Land Area		0.2500		Total Land Value		
								580,000		

VISION

6158
WESTPORT, CT

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
08	Raised Ranch	1	
01	Residential	8.00	
10	B-		
2	2 Stories	CONDO DATA	
1	Occupancy	Parcel Id	C
14	Exterior Wall 1	Wood Shingle	Owne
	Exterior Wall 2		B
03	Roof Structure:		S
03	Roof Cover	Gable	Description
05	Interior Wall 1	Asphalt Shingl	Factor%
	Interior Wall 2	Drywall	
12	Interior Fir 1	Hardwood	
	Interior Fir 2		
02	Heat Fuel	Oil	250,324
05	Heat Type:	Hot Water	1961
03	AC Type:	Central	G
03	Total Bedrooms	3 Bedrooms	2007
2	Total Bthrms:	2 Full Baths	22
0	Total Half Baths		1
0	Total Xtra Fixrs		78
6	Total Rooms:	6 Rooms	195,300
02	Bath Style:	Average	
02	Kitchen Style:	Average	
1	Kitchens		
	Whirlpool Tubs		
	Hot Tubs		
	Sauna (SF Area		
	Fin Basement		
	Fin Bsmt Qual		
0	Bsmt. Garages		
A	Interior Cond		
1	Fireplaces		
8.00	Ceiling Height		
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			
Code	Descript	Sub	Yr Blt
		Units	Cond. C
		Unit Pric	% Gd
		Grade	Grade A
		Appr. V	
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,008	1,008
FOP	Porch, Open	0	8
FUS	Upper Story, Finished	1,072	1,072
SLB	Slab	0	1,008
WDK	Deck, Wood	0	426
		Unit Cost	Undeprec Value
		104.59	105,422
		26.15	209
		104.59	112,116
		0.00	0
		10.56	4,497
Ttl Gross Liv / Lease Area		2,080	3,522
			222,244





Ritzzo Development LLC
42 Miller Street
Fairfield, CT06824
www.ritzodevelopment.com

Re: Letter of Authorization

November 23, 2020

To whom it may concern,

I give Ritzzo Development LLC, as or representative permission on our behalf, to execute any documents necessary pertaining to any permits including demolition for our property known as; 3 Nassau Road, Westport, CT.

Thank you,

A handwritten signature in black ink, appearing to read 'Jason Ritzzo', is written over a horizontal line.


Jason Ritzzo
203-246-4594
jrct55@gmail.com

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the historic district commission requirements I have notified by mail the following owners of property abutting and cross the street from the property to be demolished:

3 Nassau Road

1. **38 Harbor Road**
 - o Stephen Danuszar M TR
2. **40 Harbor Road**
 - o Jean-Francois Geschwind & Margaret
3. **42 Harbor Road**
 - o 42 Harbor Road LLC
4. **4 Pebble Beach Lane**
 - o Crystal Lynn Caligiuri & Kenneth Marshall Porter
5. **6 Pebble Beach Lane**
 - o Alan Kravetz and Julie Druker
6. **5 Nassau Road**
 - o Todd and Rachel Turcotte
7. **21 Bermuda Road**
 - o Lourdes Fuentes M
8. **2 Nassau Road**
 - o Alan Kaye


Signature of owner or authorized agent

11-24-20

Michael Rizzo
Print Name



Ritzzo Development LLC
42 Miller Street
Fairfield, CT06824

Re: 3 Nassau Road
INTENT TO DEMOLISH

To whom it may concern,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Nassau Road has been filed in the Office of the Town Building Official on November 24th, 2020. The intent is to build a new FEMA compliant home in its place. The structure is 59 years old and 2,080 sqft. The application is currently pending and available for public inspection.

Please contact the Westport Building Department with any questions; (203) 341-5025.

Thank you. All the best,

A handwritten signature in blue ink, appearing to read 'Nancy Miller', is written over the typed name.

Ritzzo Development LLC

CC: Westport Building Department



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME
 Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002596673	Customer Account 204764
Sales Rep. eswanson	Customer Information RITZZO ELECTRIC
Order Taker eswanson	31 Franklin St WESTPORT CT 06880 USA
Ordered By	Phone: 2032464597
Order Source Phone	Fax: EMail: michaelritzzo@gmail.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances. Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 3 Nassau Road, has been filed in the Office of the Town Building Official on November 24, 2020. The structure is 2,080 square feet and due to the age of the structure being more than 59 years; the application will be reviewed by the Westport Historic District Commission. The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost	Payment Amt	Amount Due
\$37.32	\$0.00	\$37.32

Blind Box **Materials**

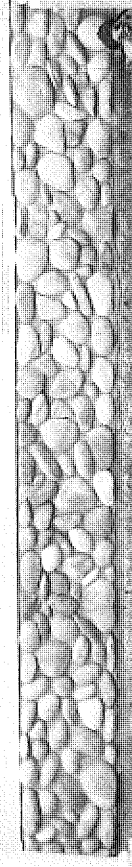
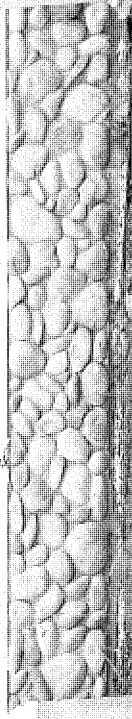
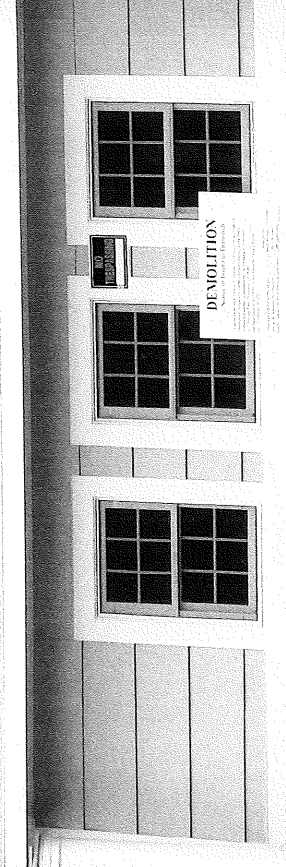
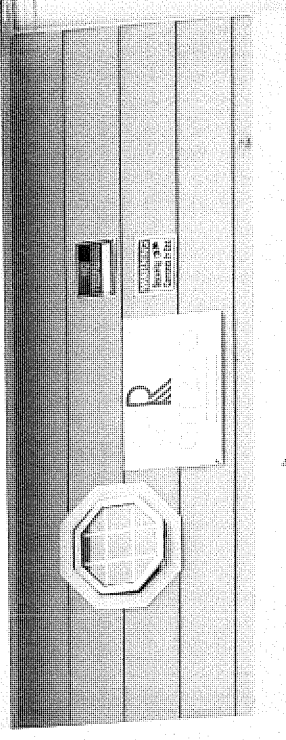
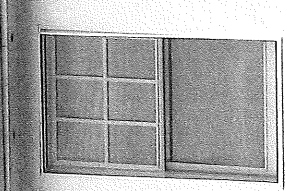
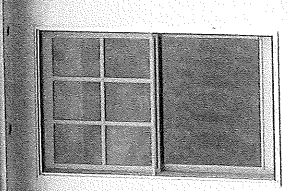
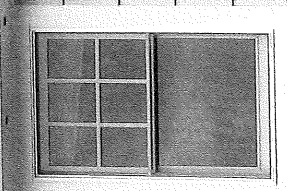
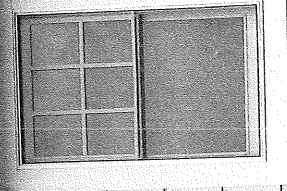
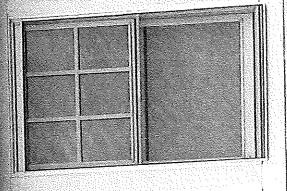
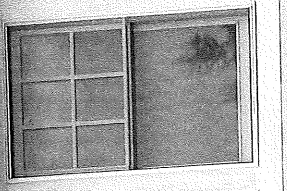
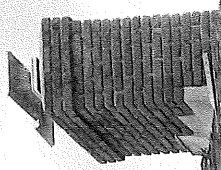
Order Notes

Ad Number 0002596673-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 9 li	PO Number
Color Requests		

Product and Zone	# Inserts	Placement
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
11/27/2020



DEMO
DEMOLITION

R

2



**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

DEC 09 2009

1. 12 Bluff Point | 1969
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Ridge Capital, LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 16 Bluff Point, Westport, CT 06880 | _____
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Peter Cadoux Architects, Westport, CT 06880 (203) 227-4304 | peter@cadouxaia.com
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) |
 Attach copy of letter of authorization from owner.

5. Demolition of Existing residence: 3,683 sq. ft
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. T. B. D | _____ | _____
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).
 - PUBLICATION OF NOTICE OF INTENT TO DEMOLISH
 - POSTING OF DEMOLITION SIGN
- Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.
 Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: Peter Cadoux, AIA, President DATE: 12.4.2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

*Ridge Capital, LLC
12 Bluff Point
Westport, CT 06880*

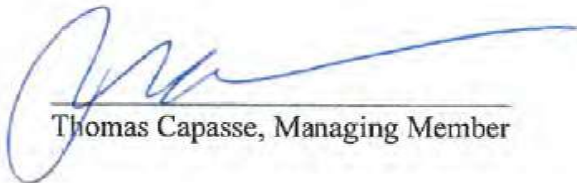
December 1, 2020

To Whom It May Concern,

Let this letter serve as authorization for the following firms to secure any and all permits necessary to begin construction of my home located 12 Bluff Point, Westport, CT 06880, in accordance with plans and specifications submitted by those listed below.

1. Peter Cadoux Architects, P.C., 35 Post Road West, Westport, CT 06880
 - a. Peter Cadoux A.I.A. President (203) 227-4304
2. Michael Calise, 215 Post Road West, Westport, CT 06880
 - a. (203) 226-0000

Signed,



Thomas Capasse, Managing Member

12 BLUFF PT

Location 12 BLUFF PT

Mblu C02/ / 010/000 /

Acct# 7133

Owner RIDGE CAPITAL LLC

Assessment \$3,010,800

Appraisal \$4,301,143

PID 3081

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$767,243	\$3,533,900	\$4,301,143

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$537,100	\$2,473,700	\$3,010,800

Owner of Record

Owner RIDGE CAPITAL LLC
Co-Owner
Address 16 BLUFF PT
 WESTPORT, CT 06880

Sale Price \$9,875,000
Certificate 1
Book & Page 3626/0144
Sale Date 07/09/2015
Instrument 27

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RIDGE CAPITAL LLC	\$9,875,000	1	3626/0144	27	07/09/2015
MCINERNEY THOMAS E & PAULA G	\$0	2	3626/0142	29	07/09/2015
MCINERNEY THOMAS E	\$0	3	2579/0045	29	07/25/2005
MCINERNEY THOMAS E	\$2,337,500	1	1613/0110	00	07/15/1998

Building Information

Building 1 : Section 1

Year Built: 1969
Living Area: 3,683
Replacement Cost: \$968,162

Building Percent Good: 79

Replacement Cost

Less Depreciation: \$764,800

Building Attributes

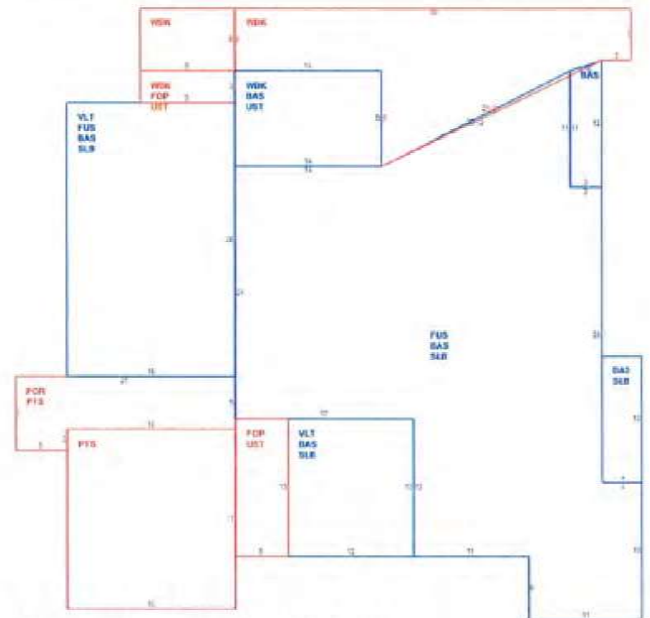
Field	Description
Style	Custom Contemp
Model	Residential
Grade:	Type II
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Average
Heat Fuel	Electric
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	1
Ceiling Height	10.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	

Building Photo



(<http://images.vgsi.com/photos2/Westport:CTPhotos/10003\18V42.jpg>)

Building Layout



(ParcelSketch.ashx?pid=3081&bid=3081)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,024	2,024
FUS	Upper Story, Finished	1,659	1,659
FOP	Porch, Open	92	0
POR	Pergola	115	0
PTS	Patio - Stone	387	0
SLB	Slab	1,863	0
UST	Utility, Storage	218	0
VLT	Vaulted Ceiling	572	0
WDK	Deck, Wood	516	0
		7,446	3,683

Usrflid 301	
Usrflid 302	
Usrflid 304	
Fndtn Cndtn	
Basement	
Usrflid 701	
Usrflid 305	
Usrflid 900	No
Usrflid 901	No
Usrflid 303	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
GEN	Generator	1.00 UNITS	\$0	1

Land

Land Use

Use Code 101L
 Description Single Family OF
 Zone A
 Neighborhood 350
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.51
 Frontage 0
 Depth 0
 Assessed Value \$2,473,700
 Appraised Value \$3,533,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	CR	Concrete	452.00 S.F.	\$2,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$767,243	\$3,533,900	\$4,301,143
2018	\$767,300	\$3,533,900	\$4,301,200
2017	\$767,300	\$3,533,900	\$4,301,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$537,100	\$2,473,700	\$3,010,800
2018	\$537,100	\$2,473,700	\$3,010,800

PETER
CADOUX
ARCHITECTS
35 Post Rd W. Westport CT
203 227 - 4304 cadouxaia.com

RE: Proposed new home
12 Bluff Point
Westport, CT. 06880

December 4, 2020

Cedar Point Yacht Club
1 Bluff Point
Westport, CT. 06880

Dear Neighbor of 1 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC
12 Bluff Point
Westport, CT 06880
Age of the building or structure: 1969
Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.

Peter Cadoux Architects, P.C., Agent

PETER
CADOUX
ARCHITECTS
35 Post Rd W. Westport CT
203 227 - 4304 cadouxaia.com

RE: Proposed new home
12 Bluff Point
Westport, CT. 06880

December 4, 2020

Ronald Marsilio
10 Bluff Point
Westport, CT. 06880

Dear Neighbor of 10 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC
12 Bluff Point
Westport, CT 06880
Age of the building or structure: 1969
Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.

Peter Cadoux Architects, P.C., Agent

PETER
CADOUX
ARCHITECTS
35 Post Rd W. Westport CT
203 227 - 4304 cadouxaia.com

RE: Proposed new home
12 Bluff Point
Westport, CT. 06880

December 4, 2020

Ridge Capital, LLC
16 Bluff Point
Westport, CT. 06880

Dear Neighbor of 16 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner:	Ridge Capital, LLC 12 Bluff Point Westport, CT 06880
Age of the building or structure:	1969
Square footage of the building or structure:	app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.

Peter Cadoux Architects, P.C., Agent

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a), (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point has been filed in the Office of the Town Building Official on or about Friday, December 04, 2020

Name & Address of the Owner: Ridge Capital, LLC, 16 Bluff Point

Age of the building or structure: 1969

Square footage of building or structure: 3,683 sq. ft.

The application is currently pending and available for public inspection in the Office of the Town Building Official.

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a), (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point has been filed in the Office of the Town Building Official on or about Friday, December 04, 2020

Name & Address of the Owner: Ridge Capital, LLC, 16 Bluff Point
Age of the building or structure: 1969
Square footage of building or structure: 3,683 sq. ft.

The application is currently pending and available for public inspection in the Office of the Town Building Official.



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | *The Hour* | GREENWICH TIME
 Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002598466	Customer Account 218828
Sales Rep. afarrell	Customer Information PETER CADOUX ARCHITECTS, P.C. 35 POST ROAD WEST WESTPORT CT 06880 USA
Order Taker afarrell	Phone: 2032274304
Ordered By NIKI	Fax:
Order Source Phone	Email: caroline@cadouxaia.com

Ad Content Proof
 Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

December 4, 2020

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC
 12 Bluff Point
 Westport, CT 06880

Age of the building or structure: 1969

Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.

Peter Cadoux Architects, P.C., Agent

Ad Cost \$63.24	Payment Amt \$63.24	Amount Due \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002598466-01	External Ad #	Pick Up Number
Ad Type Legal Liners	Ad Size 2 X 25 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement Public Notices
--	-----------------------	------------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
12/11/2020



TOWN OF WESTPORT
 APPLICATION FOR DEMOLITION PERMIT
 FOR HISTORIC PROPERTIES
 AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

DEC 19 2020

1. 3 VANI CT
 ADDRESS OF WORK (Please Print) | 1948 **WESTPORT BUILDING DEPT.**
 DATE BUILT (From Assessor's Card)

2. HOLT JAMES VANZANOT + ABIGAIL
 NAME OF CURRENT PROPERTY OWNER (Please Print) | _____ TELEPHONE

3. 409 BLACK ROCK NKE, READING, CT 06896
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | rob@sirden.com
 EMAIL

4. SIR-3VANI, LLC, 943 POST RD E WSP, CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. DEMOL OF 1,548 SQ FT HOUSE
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR DEAN/OWNER
 DEMOLITION CONTRACTOR (Please Print) | 203-227-6616 TELEPHONE | _____ LICENSE NUMBER
rob@sirden.com EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office). Letters must be copied to the HDC office prior to the public hearing.

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.
 Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec. 14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____

DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilly@alltelusa.com (203) 696-4780
- EVERSOURCE ENERGY (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT (If on Sewer) Deborah Barbieri (203) 341-1793

CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: 12/9/2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Property Location 3 VAN ICT
 Vision ID 8755

Account # 12901

Map ID CC56/0730000/

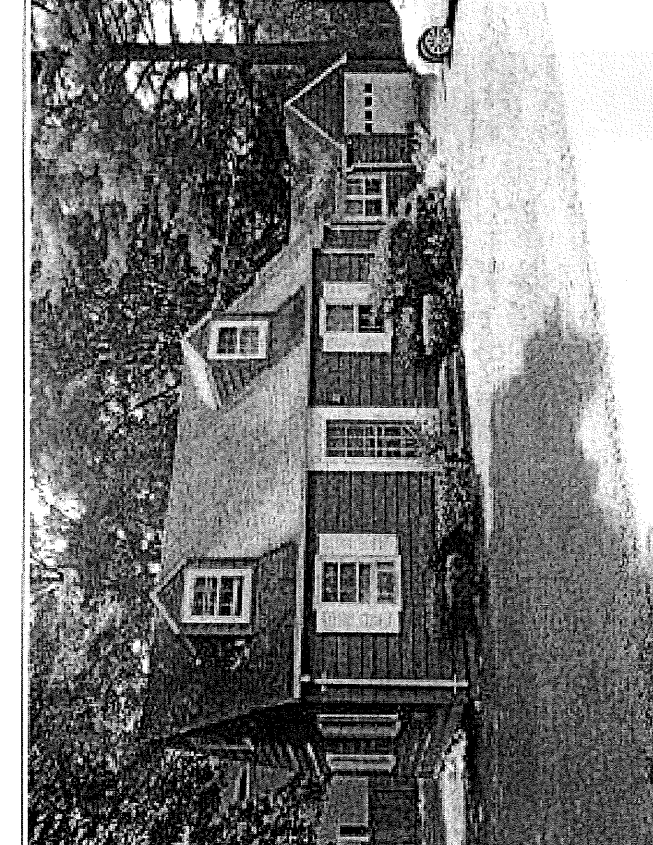
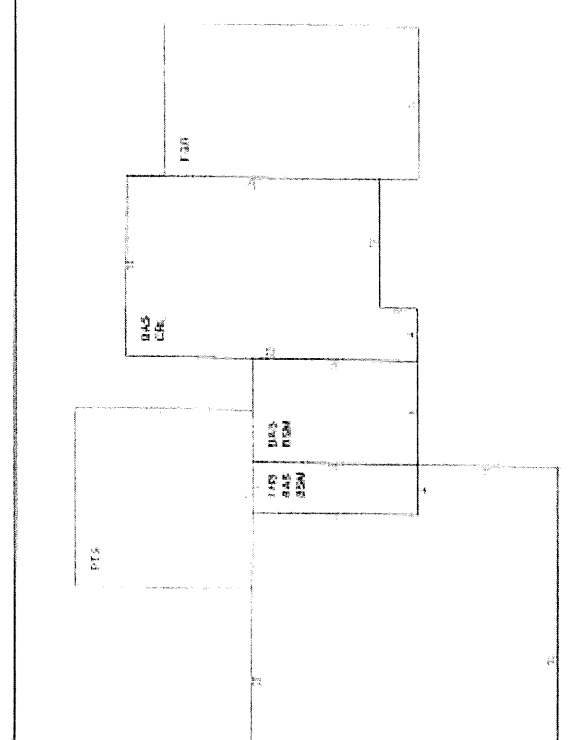
Blg # 1

Blg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 10/1/2020 7:30:33 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Description	Element	Description	Element	Description					
04	Style	01	Fireplaces	1						
06	Model	08	Ceiling Height	9.00						
1.5	Grade		Elevator							
1	Stories	1.5	Aluminum Siding							
26	Occupancy		Gable							
	Exterior Wall 1	03	Asphalt Shingl							
	Exterior Wall 2	03	Flester							
	Floor Structure	12	Hardwood							
	Floor Cover	14	Carpet							
	Interior Wall 1	02	CU							
	Interior Wall 2	04	Forced Air							
	Interior Fir 1	01	None							
	Interior Fir 2	03	3 Bedrooms							
	Heat Fuel	1	1 Full Bath							
	Heat Type	1	1 Half Bath							
	AC Type	0	7 Rooms							
	Total Bedrooms	02	Average							
	Total Bathrms:	02	Average							
	Total Hall Baths:	02	Average							
	Total Xtra Fixtrs	0								
	Total Rooms:	7								
	Bath Style:									
	Kitchen Style:									
	Kitchens									
	Whirpool Tubs									
	Hot Tubs									
	Sauna (Sq Area									
	Fin Basement									
	Fin Bsmt Qual									
	Bsmt. Garages									
	Interior Cond									
	Fireplaces									
	Ceiling Height	8.00								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	Sub Ty	Units	Unit Price	Yr Bilt	Cond C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value				
BAS	First Floor	1,116	1,116	1,116	150.09	167,505				
BSM	Basement Area	0	156	156	28.83	4,652				
CRL	Crawl Space	0	960	960	0.00	0				
FSR	Garage	0	240	240	60.04	14,409				
FHS	Half Story Finished	432	720	720	90.06	64,841				
PTS	Patio - Stone	0	186	186	22.21	4,353				
Total		1,548	3,396	3,396		255,761				



CURRENT OWNER	HOLT JAMES VANZANDT & ABIGAIL	UTILITIES	1 Public	STRY/ROAD	LOCATION
	459 BLACK ROCK TPKE	1 Septic			
	REDDING CT 06896	2 Public Water			
		SUPPLEMENTAL DATA			
		AT PLOT 5304036-1	Lift Hse		
		Historic ID			
		Census			
		Westport			
		Survey Mz			
		Survey Mb			
		GIS ID	C05073000	Assoc Plot#	

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	QW	WM	SALE PRICE	VC
HOLT JAMES VANZANDT & ABIGAIL VANZA		3580	0223		10-18-2014	U	1	0	29
HOLT JAYNE V Z		1312	0266		04-08-1994	U	1	0	29

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount
Total			0.00		

ASSESSING NEIGHBORHOOD		NOTES	
Nbrd	Sub		
0801	R		

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION			
Zone	Description	Land Units	Land Type
AA	Single Family Re	0.220 AC	

APPRAISED VALUE SUMMARY		
Appraised Bldg. Value (Card)	136,200	
Appraised Xf (B) Value (Bldg)	0	
Appraised Ob (B) Value (Bldg)	0	
Appraised Land Value (Bldg)	414,900	
Special Land Value	0	
Total Appraised Parcel Value	551,100	
Valuation Method	C	

PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Assessed V	Year
2019	1-1	290,400	2017
2018	1-3	95,300	2017
Total		385,700	Total

This signature acknowledges a visit by a Data Collector or Assessor


**THE FAIRFIELD COUNTY BAR ASSOCIATION
RESIDENTIAL REAL ESTATE SALES AGREEMENT
(Revised July 14, 2015)**


AGREEMENT made as of the 7 day of December, 2020 between **JAMES VANZANDT HOLT** and **ABIGAIL VANZANDT HOLT** of 3 Vani Court, Westport, Connecticut 06880 (hereinafter referred to as the **SELLER**, whether one or more), and **SIR DEVELOPMENT, LLC**, a limited liability company with a principal place of business at 943 Post Road East, Westport, Connecticut 06880 (hereinafter referred to as the **BUYER**, whether one or more).


WITNESSETH:

1. PROPERTY. The **SELLER**, in consideration of the purchase price hereinafter specified, hereby agrees to sell and convey, and the **BUYER** hereby agrees to purchase the real property commonly known as 3 Vani Court, Westport, Connecticut 06880 and specifically described in Schedule A attached hereto (the "Premises") subject to the encumbrances and exceptions to title set forth or referred to in paragraph 6(e) and Schedule A (legal description and exceptions, if any) attached hereto.

2. CONSIDERATION. The purchase price  **DOLLARS** which the **BUYER** agrees to pay as follows:

(a) As a part of the deposit heretofore paid, receipt of which is hereby acknowledged,  subject to collection;

(b) As the balance of the deposit before or upon the signing of this Agreement, receipt of which is hereby acknowledged, subject to collection; 

(c) Upon the delivery of the deed by wire transfer or by certified check or official cashier's check drawn by and upon a federally regulated or state chartered bank, the proceeds of which are immediately available; 

TOTAL 

3. ESCROW. **SELLER's** attorney (the "Escrow Agent") shall hold the Deposit of Paragraph 2(a) above, in escrow in an IOLTA account until closing of title or sooner termination of this Agreement in accordance with its terms, and shall pay over or apply the Deposit in accordance with the terms of this paragraph. The Escrow Agent shall hold the Deposit in an attorney's IOLTA account for the benefit of the parties. At the closing of title as contemplated hereunder, the Deposit shall be paid by the Escrow Agent to or as directed by the **SELLER**. If for any reason the closing does not occur and either party gives notice to the Escrow Agent pursuant to Paragraph 32 demanding payment of the Deposit, then the Escrow Agent shall give prompt notice of such demand to the other party. If the Escrow Agent does not receive from such other party notice of an objection to the proposed payment within seven (7) business days after giving such notice, the Escrow Agent is hereby authorized and directed to make such payment in accordance with the notice. If the Escrow Agent receives such notice of objection within said seven (7) business day period, or if for any other reason the Escrow Agent in good faith shall elect not to make such payment, then the Escrow Agent may continue to hold such amount until otherwise directed by notice from the parties to this Agreement or a final, non-appealable judgment, order or decree of a Court of competent jurisdiction. However, the Escrow Agent shall have the right at any time to deposit the Deposit and the interest thereon, if any, with a court of competent jurisdiction where the Premises is located and shall give notice of such deposit to **SELLER** and **BUYER**. Upon such deposit or other disbursement in accordance with the terms of this Paragraph 3, the Escrow Agent shall be relieved and discharged of all further obligations and responsibilities hereunder.

The parties acknowledge that the Escrow Agent is acting solely as a stakeholder at their request and for their convenience and that the Escrow Agent shall not be liable to either party for any act or omission on its part unless

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, as of the day first above written.

In the presence of:

_____(L.S.)

_____(L.S.)

_____(L.S.)

_____(L.S.)

_____(L.S.)

_____(L.S.)

JAMES VANZANDT HOLT

ABIGAIL VANZANDT HOLT

SIR DEVELOPMENT, LLC

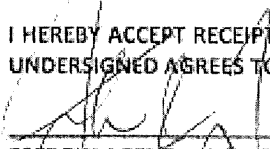
By: 

Title to said Premises is to be taken in the name or names of _____.

ACCEPTANCE OF ESCROW

DATED: 12-8-20

I HEREBY ACCEPT RECEIPT OF THE DEPOSIT AS SPECIFIED IN PARAGRAPH 2, SUBJECT TO COLLECTION, AND THE UNDERSIGNED AGREES TO ACT IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 3 OF THIS AGREEMENT.



ESCROW AGENT: John R. Flore

This is the July 14, 2015 version of the Fairfield County Bar Association Residential Real Estate Sales Agreement approved and adopted by the Fairfield County Bar Association.

ATTACHMENTS: (For Reference Only)

- Schedule A Legal Description
- Consumer Finance Protection Bureau ("CFPB") Addendum
- Residential Property Condition Disclosure Report
- Property Listing
- Buyer's Rider to Contract of Sale



75 foot Abutters List Report

Westport, CT
December 02, 2020

Subject Property:

Parcel Number: C05073000
CAMA Number: C05073000
Property Address: 3 VANI CT

Mailing Address: HOLT JAMES VANZANDT & ABIGAIL
VANZANDT
469 BLACK ROCK TPKE
REDDING, CT 06896

Abutters:

Parcel Number: C05071000
CAMA Number: C05071000
Property Address: 210 COMPO RD S

Mailing Address: MCCULLOCH PETER AND
210 COMPO RD S
WESTPORT, CT 06880

Parcel Number: C05072000
CAMA Number: C05072000
Property Address: 208 COMPO RD S

Mailing Address: DORR PETER A
208 COMPO RD S
WESTPORT, CT 06880

Parcel Number: C05074000
CAMA Number: C05074000
Property Address: 7 VANI CT

Mailing Address: THIBAUT ELIZABETH M AND
7 VANI CT
WESTPORT, CT 06880

Parcel Number: C05093000
CAMA Number: C05093000
Property Address: 6 VANI CT

Mailing Address: GIUNTA RICHARD A
6 VANI CT
WESTPORT, CT 06880

Parcel Number: C05094000
CAMA Number: C05094000
Property Address: 4 VANI CT

Mailing Address: TOMLINSON JARED W & WATERS
HEATHER H
4 VANI CT
WESTPORT, CT 06880

Parcel Number: C05095000
CAMA Number: C05095000
Property Address: 2 VANI CT

Mailing Address: AUSTIN LAURIE A NELSON
2 VANI CT
WESTPORT, CT 06880

Parcel Number: C05099000
CAMA Number: C05099000
Property Address: 205 COMPO RD S

Mailing Address: HOLMES MCKENNA ERIN & NIGEL
205 COMPO RD S
WESTPORT, CT 06880

Parcel Number: C05100000
CAMA Number: C05100000
Property Address: 207 COMPO RD S

Mailing Address: FANNING JOHN F & ANN MARIE
207 COMPO RD S
WESTPORT, CT 06880

Parcel Number: C05101000
CAMA Number: C05101000
Property Address: 209 COMPO RD S

Mailing Address: PICCIRILLO NICHOLAS AND DAWN
PANASY
209 COMPO RD S
WESTPORT, CT 06880



www.cai-tech.com

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commission requirements, I have notified by mail the following owners of properties abutting and across the street from the property be demolished: 3 Vani Ct

Mr. and Mrs. Peter McCulloch
210 Compo Rd S
Westport, CT 06880

Mr. Peter Dorr
208 Compo Rd S
Westport, CT 06880

Ms. Elizabeth Thibault
7 Vani Ct
Westport, CT 06880

Mr. Richard Giunta
6 Vani Ct
Westport, CT 06880

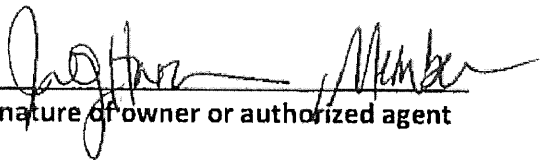
Mr. Jared Tomlinson
4 Vani Ct
Westport, CT 06880

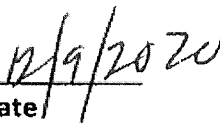
Ms. Laurie Nelson-Austin
2 Vani Ct
Westport, CT 06880

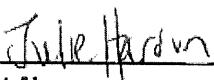
Mr. and Mrs. Holmes
205 Compo Rd S
Westport, CT 06880

Mr. and Mrs. Fanning
207 Compo Rd S
Westport, CT 06880

Mr. and Mrs. Piccirillo
209 Compo Rd S
Westport, CT 06880


Signature of owner or authorized agent


Date


Print Name

SIR 
DEVELOPMENT

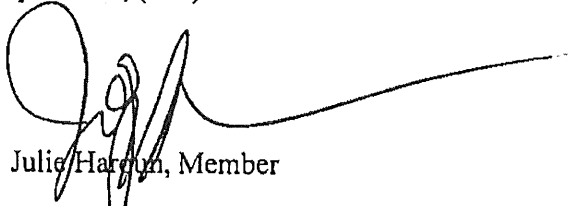
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Holmes
205 Compo Rd S
Westport, CT 06880

Re: 3 Vani Ct

Dear Mr. and Mrs. Holmes,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Vani Ct has been filed in the Office of the Town Building Official on December 9, 2020. The contract vendee of the property is SIR-3 Vani, LLC, 943 Post Road East, Westport, CT. The structure is 72 years old and 1,548 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Hargun, Member

CC: Westport Building Department

Ad Order Number 0002599408	Customer Account 170980
Sales Rep. mhutchings	Customer Information SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880 USA
Order Taker mhutchings	
Ordered By Stephanie	Phone: 2032278816
Order Source Phone	Fax: Email: stephanie@sirdev.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 8, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 943 Post Road East in the Office of the Town Building Official on December 9, 2020.

Name and address of the contract vendor: SIR-3 Vars, LLC 943 Post Road East, Westport, CT

Age of the building or structure: 73 years

Square footage of the building or structure: 1548 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost \$33.48	Payment Amt \$0.00	Amount Due \$33.48
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Blind Box **Materials**

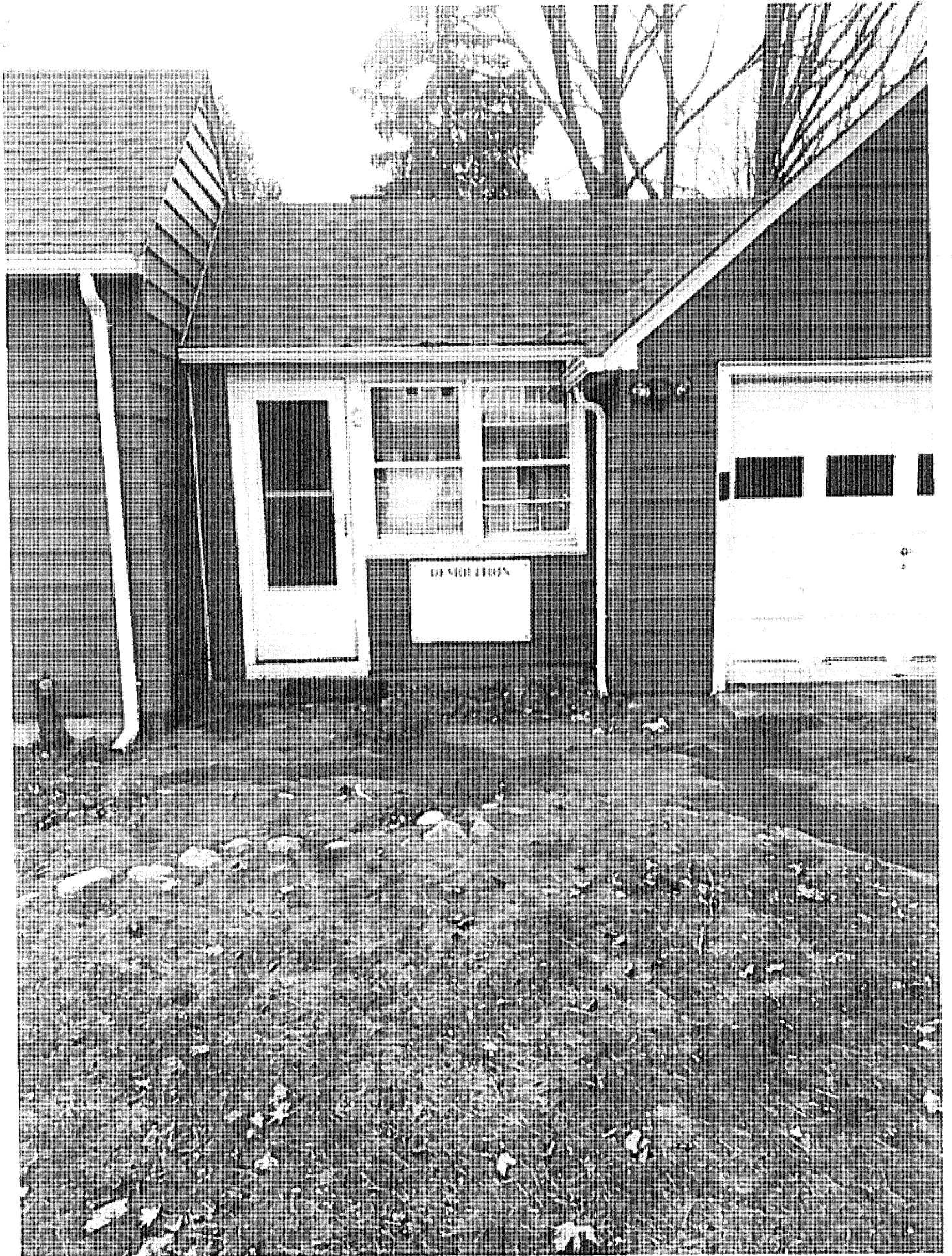
Order Notes

Ad Number	External Ad #	Pick Up Number
0002599408-01		
Ad Type	Ad Size	PO Number
BR Legal Liner	2 X 13 1/2	
Color	Color Requests	
\$0.00		

Product and Zone	# Inserts	Placement
Westport News	1	BR Legal

Note: Rates Display Ads May Not End in Indicated Placement

Run Dates
12/11/2020





TOWN OF WESTPORT
 APPLICATION FOR DEMOLITION PERMIT
 FOR HISTORIC PROPERTIES
 AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

DEC 12 2020

1. 21 Prospect Road | 1960 WESTPORT BUILDING DEPT.
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. 21 Prospect Road LLC | 203-820-4608
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 13 Prospect Road Westport CT | lmcerial@mac.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Joe Nazzaro P.O. Box 509 Georgetown CT 06829
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. Entire House 3,351 sq. ft.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Nazzaro Inc | 203-948-6434 | 985 CT
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

joenazzaroinc.com
 EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).
- PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
 Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a *Certificate of Appropriateness* for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.
 Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

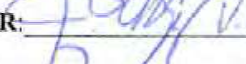
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - carl.jenkins@alticetechservicesusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 12/7/2020

SIGNATURE OF DEMOLITION CONTRACTOR:  V.P. Nazzaro Inc.

SIGNATURE OF BUILDING OFFICIAL: _____

December 7, 2020

Building Department
Town of Westport
Westport, CT. 06880

Letter of Authorization:

I am the owner of 21 Prospect Road, Westport, CT.

I hereby authorize Joe Nazzaro of Nazzaro Inc., Georgetown, CT. to act as my agent for the purpose of obtaining a permit to demolish the house at 21 Prospect Road, Westport.

Joe Nazzaro has full authority to perform any acts necessary to obtain a Permit to Demolish the existing house on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Ceriale', written in a cursive style.

Melissa Ceriale
21 Prospect Road LLC.

203-820-4608

Ad Order Number 0002598498	Customer Account 132947
Sales Rep. mhutchings	Customer Information NAZZARD INC 133 REDDING ROAD GEORGETOWN CT 06829 USA
Order Taker mhutchings	Phone: 2035449347
Ordered By JOSEPH	Fax:
Order Source Phone	Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and Address of the owner: 21 Prospect Road, LLC

13 Prospect Road, Westport, CT 06880

Age of the building or structure: 60 years

Square footage of the building or structure: 3,351 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost \$89.44	Payment Amt \$0.00	Amount Due \$89.44
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Blind Box **Materials**

Order Notes

Ad Number 0002598498-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 14 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 2	Placement BR Legal
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Note: Retail Display Ads May Not End In Identified Placement

Run Dates
12/11/2020, 12/18/2020



Sample Letter

December 7, 2020

Robert & Kathleen Donovan
22 Prospect Road
Westport, CT 06880

RE: Legal Notice of Intent to Demolish

Dear Mr. & Mrs. Donovan

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and address of the owner:	21 Prospect Road LLC 13 Prospect Road, Westport, CT
Age of the building or structure:	60 years
Square footage of the building or structure:	3,351

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Thank you,

Joe Nazzaro
Nazzaro Inc.



Copy of letter sent to Abutting Properties

December 7, 2020

25 Prospect Road LLC
13 Prospect Road
Westport, CT 06880

RE: Legal Notice of Intent to Demolish

Dear 25 Prospect Road LLC,

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and address of the owner:	21 Prospect Road LLC 13 Prospect Road, Westport, CT
Age of the building or structure:	60 years
Square footage of the building or structure:	3,351

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Thank you,

Joe Nazzaro
Nazzaro Inc.



Abutters List Report

Westport, CT
November 30, 2020

Subject Properties:

- 7 Parcel Number: E07092000 Mailing Address: DONOVAN ROBERT G & KATHLEEN M
CAMA Number: E07092000 22 PROSPECT RD
Property Address: 22 PROSPECT RD WESTPORT, CT 06880

- 5 Parcel Number: E07093000 Mailing Address: COTTER JOHN P & LAURA J
CAMA Number: E07093000 16 PROSPECT RD
Property Address: 16 PROSPECT RD WESTPORT, CT 06880

- 1 Parcel Number: E07098000 Mailing Address: 25 PROSPECT ROAD LLC
CAMA Number: E07098000 13 PROSPECT RD
Property Address: 25 PROSPECT RD WESTPORT, CT 06880

- 3 Parcel Number: E08104000 Mailing Address: 11A PROSPECT ROAD LLC
CAMA Number: E08104000A 13 PROSPECT RD
Property Address: 11 PROSPECT RD A WESTPORT, CT 06880

- 6 Parcel Number: E08105000 Mailing Address: 13 PROSPECT ROAD LLC
CAMA Number: E08105000 13 PROSPECT RD
Property Address: 13 PROSPECT RD WESTPORT, CT 06880

- 2 Parcel Number: E08106000 Mailing Address: 15 PROSPECT ROAD LLC
CAMA Number: E08106000 13 PROSPECT RD
Property Address: 15 PROSPECT RD WESTPORT, CT 06880

- 4 Parcel Number: E08108000 Mailing Address: HALE MARK J & SARAH A
CAMA Number: E08108000 14 PROSPECT RD
Property Address: 14 PROSPECT RD WESTPORT, CT 06880

Abutters:

- Parcel Number: E08107000 Mailing Address: 21 PROSPECT ROAD LLC
CAMA Number: E08107000 21 PROSPECT RD
Property Address: 21 PROSPECT RD WESTPORT, CT 06880



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Legal Notice

Ad Order Number 0002598498	Customer Account 132947
Sales Rep. mhutchings	Customer Information NAZZARO INC 133 REDDING ROAD GEORGETOWN CT 06829 USA
Order Taker mhutchings	
Ordered By JOSEPH	Phone: 2035449347
Order Source Phone	Fax: Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and Address of the owner: 21 Prospect Road, LLC

13 Prospect Road, Westport, CT 06880

Age of the building or structure: 60 years

Square footage of the building or structure: 3,351 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost \$89.44	Payment Amt \$0.00	Amount Due \$89.44
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002598498-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 14 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 2	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End In Identified Placement

Run Dates
12/11/2020, 12/18/2020



DEMOLITION
Nelson & Associates Demolition
1000 S. 10th St. #100
Tulsa, OK 74106
Phone: (918) 438-1111
Fax: (918) 438-1112
www.nelson-demolition.com

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on December 7, 2020 – Westport Building Dept..

21 Prospect Road LLC
13 Prospect Road LLC
Westport, CT 06880

Name and address of the owner:

1960

Age of the building or structure:

Square footage of the building or structure: 3,351 square ft. living s

Contractor: Nazzaro Inc., Georgetown, CT

The application is currently pending and available for public inspection at the Office of the Town Building Official.



**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

DEC 14 2020

1. 40 Richmondville Avenue | 1960 **WESTPORT BUILDING DEPT.**
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Marian Lyons | (203) 595-1239
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 40 Richmondville Ave | DanielV@ccohabitats.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. 40 Richmondville Ave LLC / Daniel Vavreth
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 1,467 sq. ft. Single Family Home to be demolished
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TRP Demolition | (203) 984-6466 | DMCR 001069
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

DPSservice@yahoo.com
EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.
Meeting Date of Historic District Commission to consider demolition: _____.

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: 12/11/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
LIEVENS MARIAN OOST		6 Septic 2 Public Water		1 Public		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 209,800 134,300 6,100		Assessed 209,800 94,000 4,300	
P O BOX 367		Alt Prcl ID 5299031		SUPPLEMENTAL DATA		Lift Hse		Total		440,100		308,100	
MASHPEE MA 02649		Historic ID 764		Census 502		WestportC D12		Assoc Pld#		6158		WESTPORT, CT	
1		GIS ID C12166000		1755 0308		02-16-2000		Total		308100		306400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
LIEVENS MARIAN OOST	2928 0173	08-06-2008	U	I	0	29	
OOST LIEVENSE MARIAN & WILLEM S EST	2787 0329	04-17-2007	U	I	0	29	
OOST LIEVENSE WILLEM & MARIAN	2400 0245	05-07-2004	Q	I	490,000	00	
HOWARD LIVINGSTON & MICHELLE	1973 0319	03-25-2002	Q	V	371,500	00	
MACLANE LEXI	1755 0308	02-16-2000	Q	V	265,000	00	
Total		308100		306400		Total	

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int
 Total 0.00

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Sub	Nbhd Name	Batch
0001	R		
M/6675			
2015 BLIND DRIVE; COMM. INFL.			
ECO-CI			

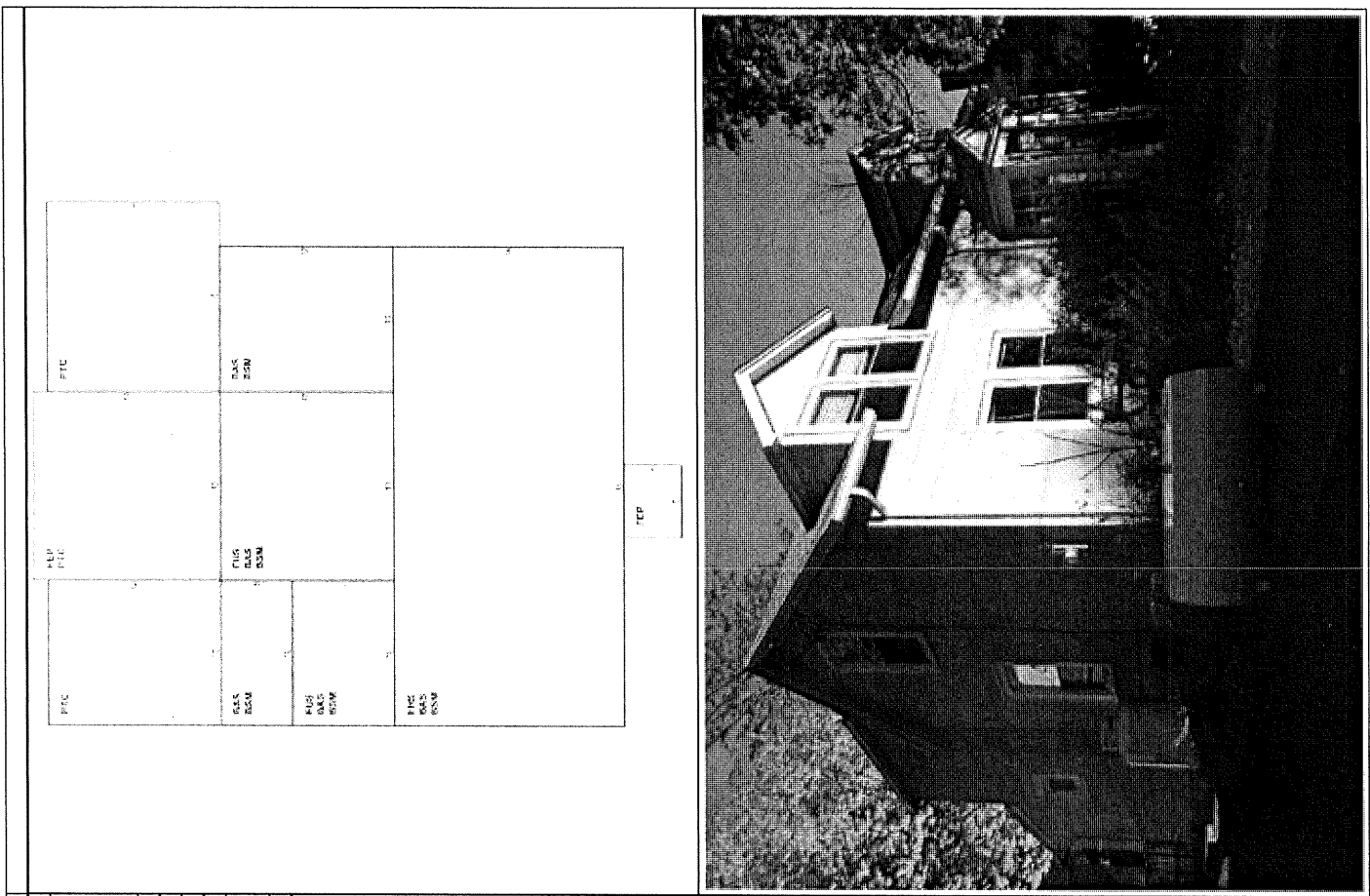
EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		308100	
Total		306400	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
			Appraised Bldg. Value (Card)
			Appraised Xf (B) Value (Bldg)
			Appraised Ob (B) Value (Bldg)
			Appraised Land Value (Bldg)
			Special Land Value
			Total Appraised Parcel Value
			Valuation Method
			Total Appraised Parcel Value

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price
1	101 Single Family Re	A		0.220 AC	380,000
Total Card Land Units		Parcel Total Land Area		0.220 AC 0.2200	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price
1	101 Single Family Re	A		0.220 AC	380,000
Total Card Land Units		Parcel Total Land Area		0.220 AC 0.2200	

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 134,300
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 6,100
 Appraised Land Value (Bldg) 299,700
 Special Land Value 0
 Total Appraised Parcel Value 440,100
 Valuation Method C



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
04	Cape Cod Residential	1	8.00								
01	Grade: 2.00	CONDO DATA									
08	Stories: 1	Parcel Id	Own								
07	Exterior Wall 1	C	B								
07	Exterior Wall 2	C	S								
03	Roof Structure:	Adjust Type	Code								
03	Roof Cover	Condo Fir	Description								
03	Interior Wall 1	Condo Unit	Factor%								
03	Interior Wall 2	COST / MARKET VALUATION									
12	Interior Fir 1	Building Value New	268,643								
02	Interior Fir 2	Year Built	1900								
02	Heat Fuel	Effective Year Built	A								
04	Heat Type:	Remodel Rating	45								
03	AC Type:	Depreciation %	5								
03	Total Bedrooms	Functional Obsol	1								
03	Total Bthrms:	External Obsol	50								
3	Total Half Baths	Trend Factor	134,300								
3	Total Xtra Fixtrs	Condition									
6	Total Rooms:	Percent Good									
02	Bath Style:	Cns Sect Rcnld									
02	Kitchen Style:	Dep % Ovr									
1	Whirlpool Tubs	Dep Ovr Comment									
	Hot Tubs	Misc Imp Ovr									
	Sauna (SF Area	Misc Imp Ovr Comment									
	Fin Basement	Cost to Cure Ovr									
	Fin Bsmt Qual	Cost to Cure Ovr Comment									
0	Bsmt. Garages										
A	Interior Cond										
1	Fireplaces										
8.00	Ceiling Height										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Sub	Sub Ty	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V	
GAR1	Garage	CB	L	352	27.95	1974	5	60	3	1.00	6,100
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	924	924	924	130.38	120,471					
BSM	Basement Area	0	0	0	26.10	24,120					
FEP	Porch, Enclosed	0	189	189	84.85	16,037					
FHS	Half Story, Finished	317	528	528	78.28	41,330					
FUS	Upper Story, Finished	226	226	226	130.38	29,466					
PTC	Patio - Concrete	0	445	445	13.18	5,867					
Ttl Gross Liv / Lease Area		1,467	3,236			237,291					



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME
 Danon News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilson Vlogger

Order Confirmation

Ad Order Number 0002600650	Customer Account 324623
Sales Rep. eswanson	Customer Information CCO HABITATS 20 KETCHUM STREET WESTPORT CT 06880 USA
Order Taken eswanson	Phone: 2032953600
Ordered By	Fax:
Order Source Phone	E-Mail:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 8, Section 14-241a(2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 40 Richmondville Ave has been filed in the Office of the Town Building Official on December 14, 2020.

Name and address of the owner: LEVENS MARIAN 0061 40 Richmondville Ave

Age of the building or structure: Built 1900

Square footage of the building or structure: 1487

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost \$34.72	Payment Amt \$0.00	Amount Due \$34.72
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Blind Box **Materials**

Order Notes

Ad Number 0002600650-01	External Ad #	Pick Up Number 0002600650
Ad Type BR Legal Letter	Ad Size 2 X 14 in	PSI Number
Color Requests		

Product and Zone Westport News	# Inserts 1	Placement BR Legal
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
12/16/2020



DEMOLITION

Professional Demolition Services, Inc. 1-800-451-7464
10000 10th Street, Suite 100, Dallas, TX 75243
www.demolition.com

Call for a free estimate or to schedule a demo.

Professional Demolition Services, Inc. is a member of the National Demolition Association (NDA).



December 14th 2020

Good Afternoon:

Please note that demolition is scheduled for the following property on Monday February 1st 2021.

40 Richmondville Ave
Westport, CT 06880

Please do not hesitate to contact me for any questions.

Best Regards,

David Vyerib

David M. Vyerib | Principal | CCO Habitats | O: 203 295 3600 | C: 917 532 5818
davidv@ccohabitats.com | [website](#) | [linkedin](#) | [twitter](#) |

Executive Assistant | Leah Mink | O: 203 295 3600 | C: 203 595 1239 | leahm@ccohabitats.com



100 foot Abutters List Report

Westport, CT
December 11, 2020

Subject Property:

Parcel Number: C12166000
CAMA Number: C12166000
Property Address: 40 RICHMONDVILLE AVE

Mailing Address: LIEVENS MARIAN OOST
P O BOX 367
MASHPEE, MA 2649

Abutters:

Parcel Number: C12045000
CAMA Number: C12045000
Property Address: 37 RICHMONDVILLE AVE

Mailing Address: PALMER PETER
37 RICHMONDVILLE AVE
WESTPORT, CT 6880

Parcel Number: C12046000
CAMA Number: C12046000
Property Address: 41 RICHMONDVILLE AVE

Mailing Address: THE MILL AT RICHMONDVILLE LLC
250 POST ROAD EAST
WESTPORT, CT 6880

Parcel Number: C12087000
CAMA Number: C12087000
Property Address: MAIN ST

Mailing Address: WILLOWBROOK CEMETERY ASSOC INC
87 POST RD E
WESTPORT, CT 6880

Parcel Number: C12163000
CAMA Number: C12163000
Property Address: 54 RICHMONDVILLE AVE

Mailing Address: IZZO JAMES J & JUDITH L
2 IZZO LN
WESTPORT, CT 6880

Parcel Number: C12164000
CAMA Number: C12164000
Property Address: 44 RICHMONDVILLE AVE

Mailing Address: PALMER CARLO J
18 LEES LN
WESTPORT, CT 6880

Parcel Number: C12165000
CAMA Number: C12165000
Property Address: 42 RICHMONDVILLE AVE

Mailing Address: CABRAL BETTY
20 LEES LN
WESTPORT, CT 6880

Parcel Number: C12167000
CAMA Number: C12167000
Property Address: 38 RICHMONDVILLE AVE

Mailing Address: CARUSONE FAUSTO JR
52 CRANBURY RD
WESTPORT, CT 6880

Parcel Number: C12168000
CAMA Number: C12168000
Property Address: 36 RICHMONDVILLE AVE

Mailing Address: CARUSONE FAUSTO & STEFANA
36 RICHMONDVILLE AVE
WESTPORT, CT 6880