



RECEIVED

DEC 15 2020

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

RECEIVED

DEC 08 2020

WESTPORT BUILDING DEPT.

1. 11 Boxwood Lake
ADDRESS OF WORK (Please Print)

1948
DATE BUILT (From Assessor's Card)

WESTPORT BUILDING DEPT.

2. Iraida Dizer
NAME OF CURRENT PROPERTY OWNER (Please Print)

(202) 595-1239
TELEPHONE

3. 11 Boxwood Lake
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

DavidV@COHabitats.com
EMAIL

4. 11 Boxwood Lake LLC / David Vyrerib
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 1,680 sq ft. Single Family House to be demolished
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. JRP Demolition
DEMOLITION CONTRACTOR (Please Print)

(203) 984-6466
TELEPHONE
DMCR 0D1063
LICENSE NUMBER

DPSemue@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 \_\_\_\_\_

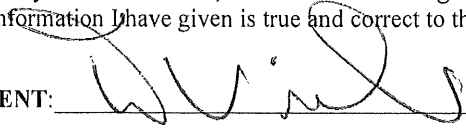
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**

**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](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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: 12/7/2020

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

### Authorization

I, Iraida Dizer, owner of real property known as 11 Boxwood Lane, Westport, Connecticut (the "Property") hereby authorize CCO Habitats, LLC and its successors and/or assigns, contract purchasers of the Property, to work with the Town of Westport to apply for permits, file applications, and speak with Town representatives prior to the closing of title. Said Authorization shall specifically allow for signs to be placed at the Property and for any notices required to obtain permits to be sent on our behalf.



*Iraida Dizer*

12-07-2020

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Iraida Dizer

date



December 8th 2020

Good Afternoon:

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

11 Boxwood Lane  
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](mailto:davidv@ccohabitats.com) | [website](#) | [linkedin](#) | [twitter](#) |

Executive Assistant | Leah Mink | O: 203 295 3600 | C: 203 595 1239 | [leahm@ccohabitats.com](mailto:leahm@ccohabitats.com)





# 100 foot Abutters List Report

Westport, CT  
November 12, 2020

## Subject Property:

Parcel Number: G14040000  
CAMA Number: G14040000  
Property Address: 11 BOXWOOD LN

Mailing Address: DIZER IRAIDA  
11 BOXWOOD LN  
WESTPORT, CT 06880

## Abutters:

Parcel Number: G14029000  
CAMA Number: G14029000  
Property Address: 19 DANIEL CT

Mailing Address: BECKER DOUGLAS A & SHARON  
19 DANIEL CT  
WESTPORT, CT 06880

Parcel Number: G14030000  
CAMA Number: G14030000  
Property Address: 21 DANIEL CT

Mailing Address: CARSON JOSEPH G AND  
21 DANIEL CT  
WESTPORT, CT 06880

Parcel Number: G14031000  
CAMA Number: G14031000  
Property Address: 22 DANIEL CT

Mailing Address: FARIDI OMAR AND SHEIKH KIRAN  
22 DANIEL CT  
WESTPORT, CT 06880

Parcel Number: G14032000  
CAMA Number: G14032000  
Property Address: 20 DANIEL CT

Mailing Address: SEBOR CATHRYN F AND ANDREW  
TRUSTEES  
20 DANIEL CT  
WESTPORT, CT 06880

Parcel Number: G14033000  
CAMA Number: G14033000  
Property Address: DANIEL CT

Mailing Address: STURGES WOOD HOMEOWNERS  
7 DANIEL CT  
WESTPORT, CT 06880

Parcel Number: G14039000  
CAMA Number: G14039000  
Property Address: 9 BOXWOOD LN

Mailing Address: PAYNE GLEN & RHONDA  
9 BOXWOOD LN  
WESTPORT, CT 06880

Parcel Number: G14041000  
CAMA Number: G14041000  
Property Address: 13 BOXWOOD LN

Mailing Address: BRILL PATRICIA M  
13 BOXWOOD LN  
WESTPORT, CT 06880

Parcel Number: G14045000  
CAMA Number: G14045000  
Property Address: 10 BOXWOOD LN

Mailing Address: DALINKA LISA G  
10 BOXWOOD LN  
WESTPORT, CT 06880



www.cai-tech.com

11/12/2020

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.

Page 1 of 1



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

|                                      |  |
|--------------------------------------|--|
| <u>Ad Order Number</u><br>0002599069 | <u>Customer Account</u><br>324623  |
| <u>Sales Rep.</u><br>eswanson        | <u>Customer Information</u><br>CCO HABITATS<br>20 KETCHUM STREET<br>WESTPORT CT 06880<br>USA |
| <u>Order Taker</u><br>eswanson       | <u>Phone:</u> 2032953600   |
| <u>Ordered By</u>                    | <u>Fax:</u>  |
| <u>Order Source</u><br>Phone         | <u>Email:</u>  |

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

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**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 11 Boxwood Lane has been filed in the Office of the Town Building Official on December 8, 2020.

Name and address of the owner: Iralda Dizer, 11 Boxwood Lane, Westport CT  
 Age of the building or structure: Built 1948  
 Square footage of the building or structure: 1680

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

|                           |                              |                              |
|---------------------------|------------------------------|------------------------------|
| <u>Ad Cost</u><br>\$31.00 | <u>Payment Amt</u><br>\$0.00 | <u>Amount Due</u><br>\$31.00 |
|---------------------------|------------------------------|------------------------------|

Blind Box      Materials

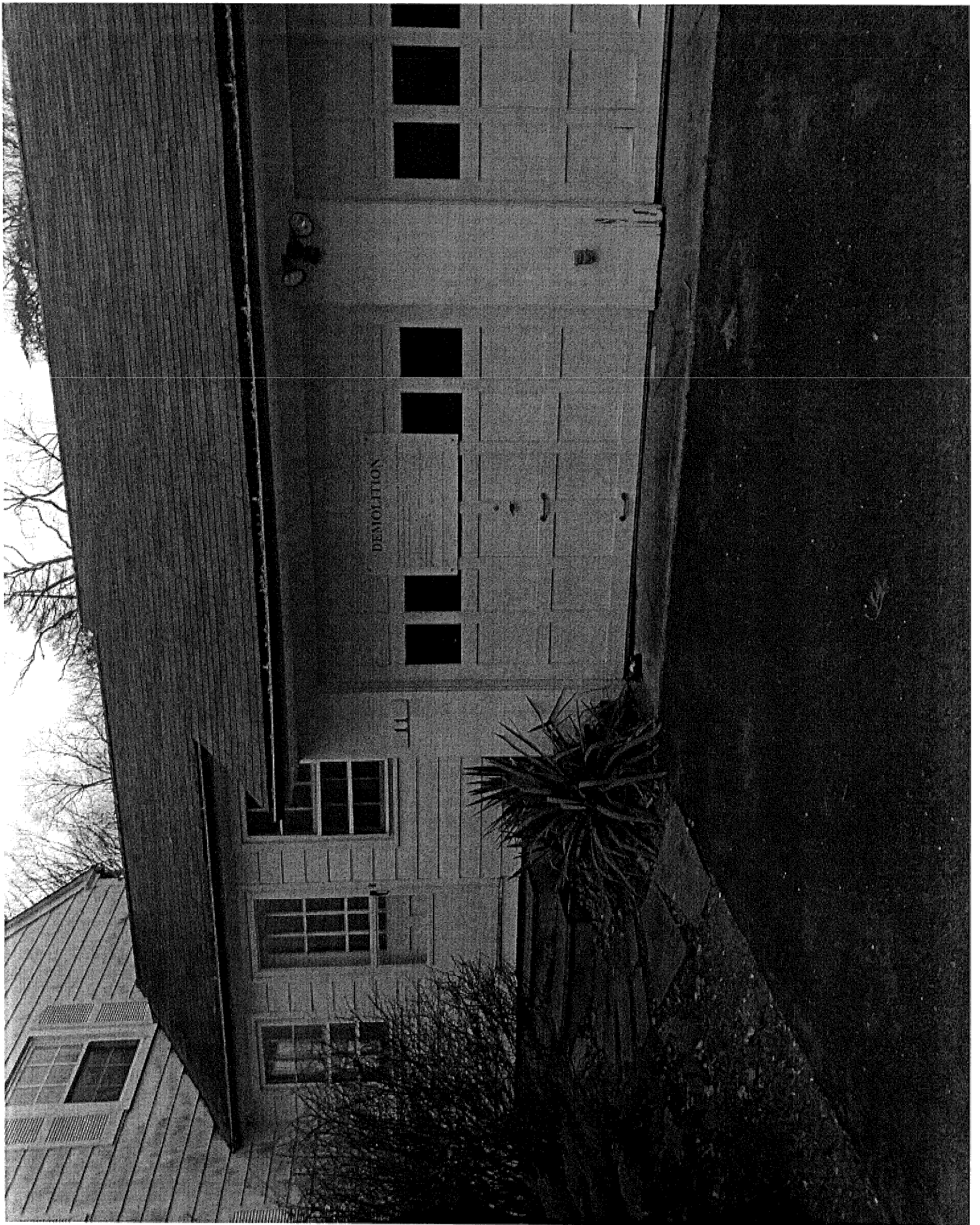
Order Notes

|                                   |                             |                                     |
|-----------------------------------|-----------------------------|-------------------------------------|
| <u>Ad Number</u><br>0002599069-01 | <u>External Ad #</u>        | <u>Pick Up Number</u><br>0002578417 |
| <u>Ad Type</u><br>BR Legal Liner  | <u>Ad Size</u><br>2 X 12 li | <u>PO Number</u>                    |
| <u>Color Requests</u>             |                             |                                     |

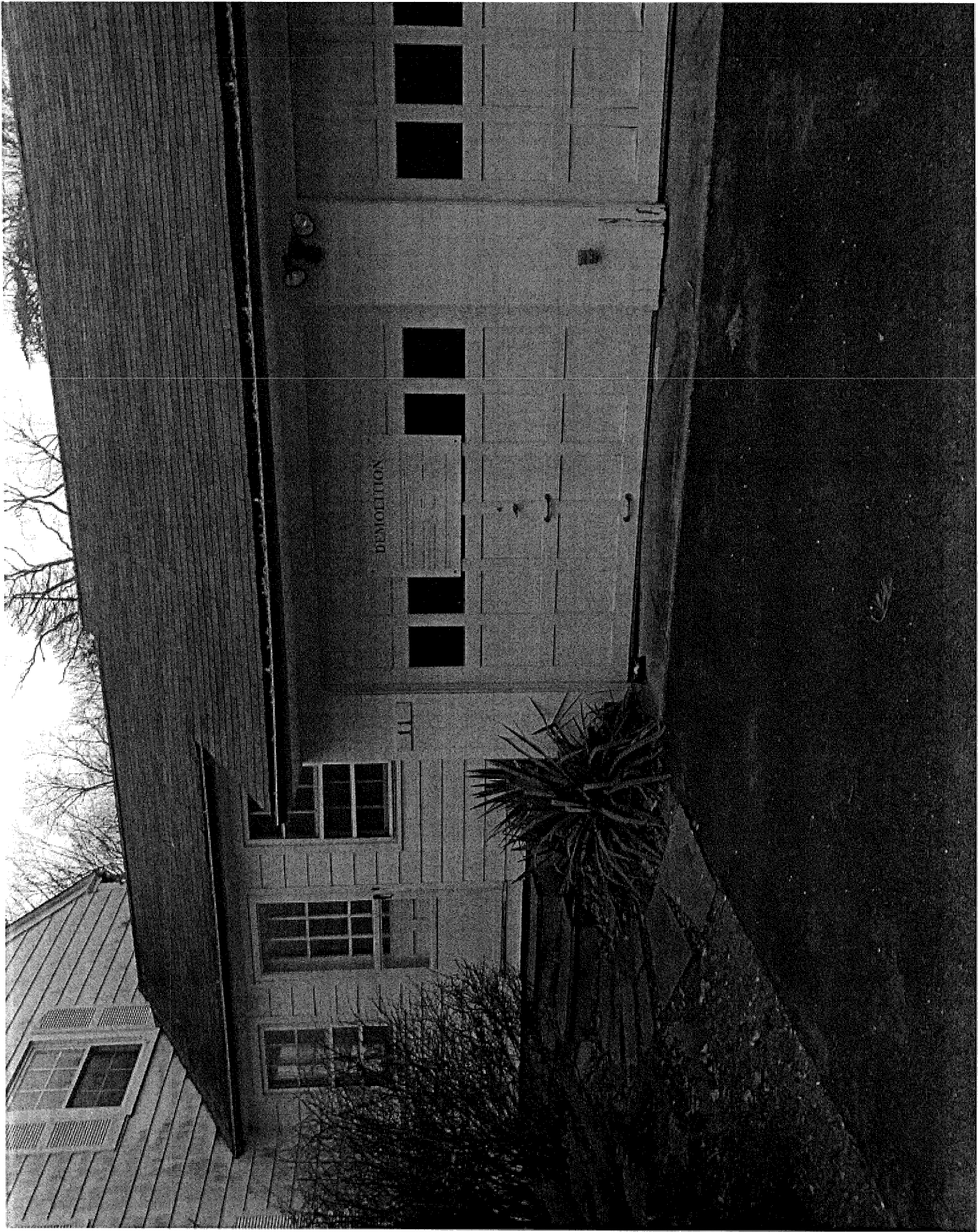
|  |                       |                              |
|--|-----------------------|------------------------------|
| <u>Product and Zone</u><br>Westport News | <u># Inserts</u><br>1 | <u>Placement</u><br>BR Legal |
|--|-----------------------|------------------------------|

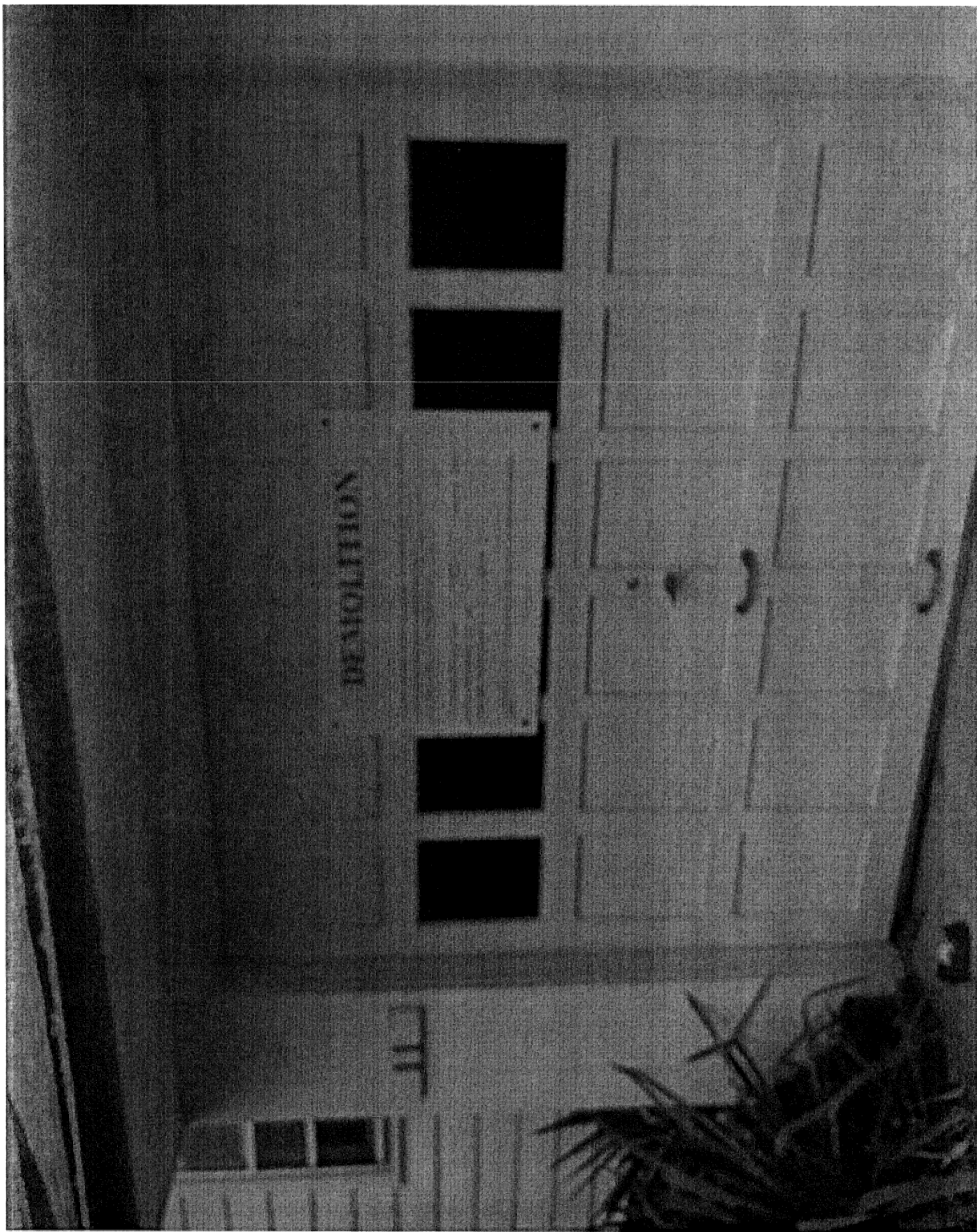
Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
12/11/2020

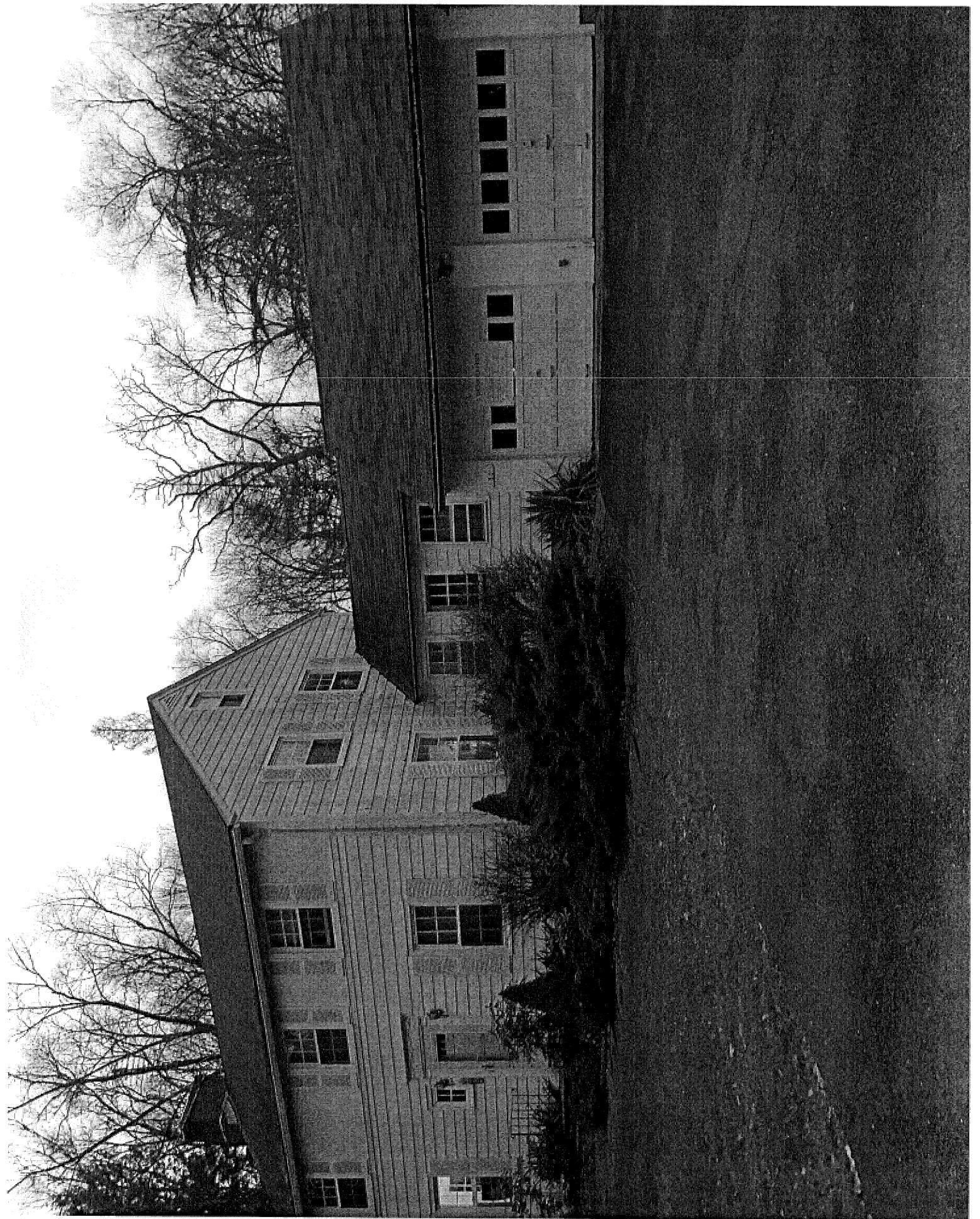
















TOWN OF WESTPORT  
 APPLICATION FOR DEMOLITION PERMIT  
 FOR HISTORIC PROPERTIES  
 AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

DEC 18 2020

1. 119 Compo Rd South | 1900  
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Christine Mennic | 203 553 9874  
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 119 Compo Rd South | \_\_\_\_\_  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. See Attached  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
 Attach copy of letter of authorization from owner.

5. Demolition of Structure 1640A & Detached Garage 4007  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Complete Dismantling Services | 203 553 9874 | 2067  
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

Rocco@Completedismantling.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.

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 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: \_\_\_\_\_

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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:**

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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: Wohen DATE: 12/12/20

SIGNATURE OF DEMOLITION CONTRACTOR: [Signature]

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

Christine Mennie  
119 Compo Road South,  
Westport, CT 06880

December 12, 2020

Town of Westport  
Building Department

Re: Demolition Permit - 119 Compo Road South, Westport CT

To Whomever It May Concern,

I, Christine Mennie, authorize Lianne Owen of Simple Plan Two LLC, to act on my behalf as an agent to secure a demolition permit for the house located at 119 Compo Road South, Westport, CT 06880.

Thank you.

Best,

A handwritten signature in cursive script, appearing to read "Christine Mennie".

Christine Mennie

Lianne Owen  
Simple Plan Two, LLC  
11 Keyser Road  
Westport, CT 06880

12/10/20

Town of Westport  
Building Department

Re: Demolition Permit – 119 Compo Road South, Westport CT

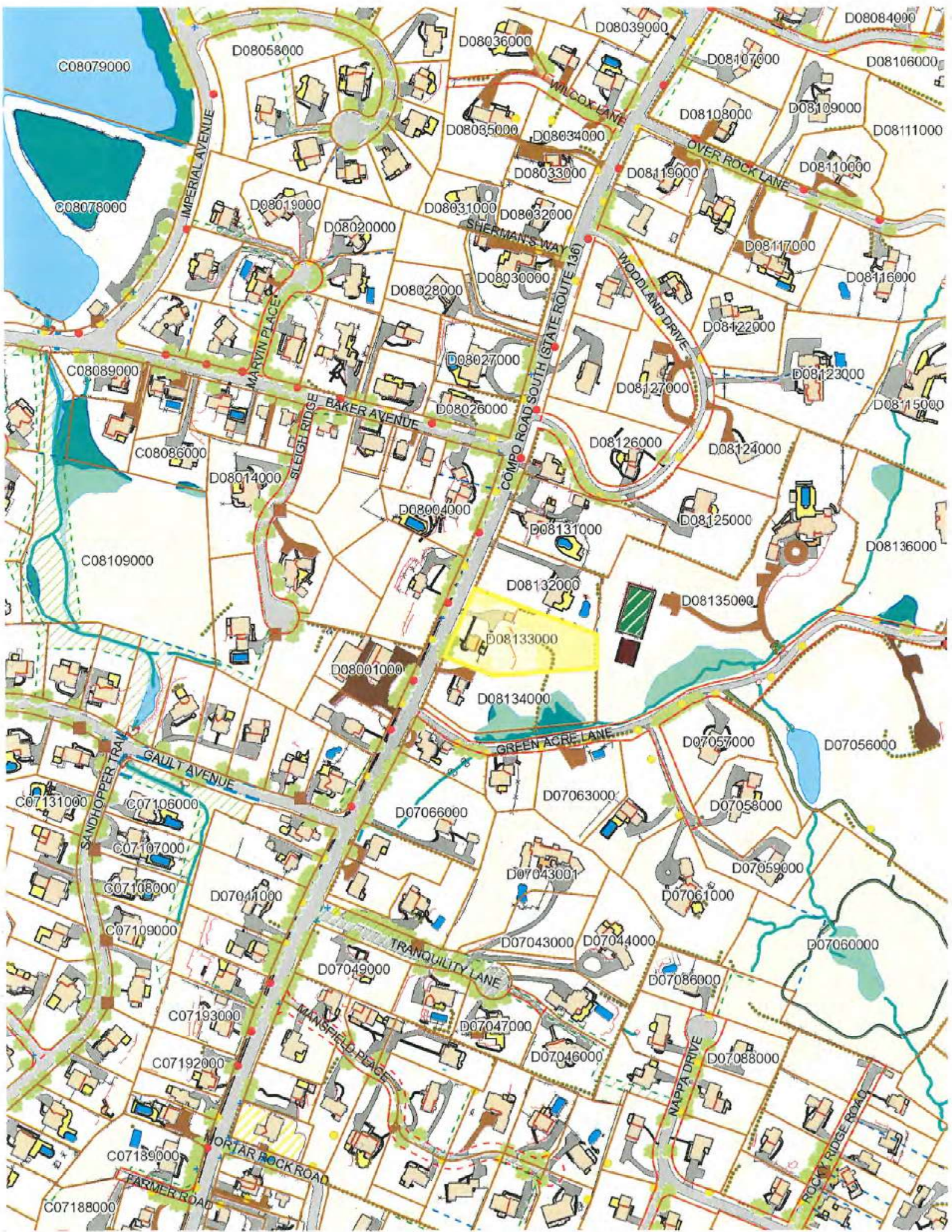
To Whomever It May Concern,

I, Lianne Owen of Simple Plan Two LLC, authorize Rocco Bellantoni of Complete Demolition Services, LLC to act on my behalf to secure a demolition permit for the house located at 119 Compo Road South, Westport, CT 06880.

Thank you.  
Best,

  
Lianne Owen









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

|                                      |   |
|--------------------------------------|---|
| <b>Ad Order Number</b><br>0002600992 | <b>Customer Account</b><br>241849   |
| <b>Sales Rep.</b><br>eswanson        | <b>Customer Information</b><br>COMPLETE DISMANTLING SERVICES<br>733 Summer St<br>STAMFORD CT 06905<br>USA |
| <b>Order Taker</b><br>eswanson       |   |
| <b>Ordered By</b>                    | <b>Phone:</b> 2035539874  |
| <b>Order Source</b><br>Phone         | <b>Fax:</b><br><b>E-Mail:</b>   |

### Ad Content Proof

Note: Ad size does not reflect actual ad

**INTENT TO DEMOLISH**  
 Notice is hereby given that an application for a permit to demolish has been Filed in the office of the Westport Building Dept and is currently pending and is available for public inspection.

The Address is 119 Compo Rd  
 South Westport Ct 06880  
 Name & Address of owner :  
 Christine Mennie 119 Compo Rd  
 South Westport, CT 06880  
 Single Family  
 Age of Structure: 120 yrs old  
 Square footage: 1,640 SF

|                           |                               |                             |
|---------------------------|-------------------------------|-----------------------------|
| <b>Ad Cost</b><br>\$17.36 | <b>Payment Amt</b><br>\$17.36 | <b>Amount Due</b><br>\$0.00 |
|---------------------------|-------------------------------|-----------------------------|

**Blind Box**      **Materials**

### Order Notes

|                                   |                             |                                     |
|-----------------------------------|-----------------------------|-------------------------------------|
| <b>Ad Number</b><br>0002600992-01 | <b>External Ad #</b>        | <b>Pick Up Number</b><br>0002589352 |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>1 X 13 li | <b>PO Number</b>                    |
|                                   | <b>Color Requests</b>       |                                     |

|  |                       |                              |
|--|-----------------------|------------------------------|
| <b>Product and Zone</b><br>Westport News | <b># Inserts</b><br>1 | <b>Placement</b><br>BR Legal |
|--|-----------------------|------------------------------|

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
12/18/2020



# **NOTICE OF DEMOLITION**

**RESIDENTIAL - SINGLE FAMILY**  
**ADDRESS: 119 COMPO RD. SOUTH WESTPORT, CT**  
**OWNER: CHRISTINE MENNIE**  
**119 COMPO RD SOUTH WESTPORT, CT**  
**AGE OF STRUCTURE: 1900**  
**SQUARE FOOTAGE: 1,640**  
**COMPLETE DISMANTLING SERVICES**





| Owner Name                 | Co-Owner Name | Owner Address    |
|----------------------------|---------------|------------------|
| GAULT L H & SONS INC       |               | PO BOX 2030      |
| GAULT WILLIAM L            |               | 112 COMPO RD S   |
| GAULT WILLIAM L            |               | 112 COMPO RD S   |
| JAMISON GEORGE H III &     |               | 115 COMPO RD S   |
| KATHLEEN H                 |               | 15 GREEN ACRE LN |
| RAWALD RONALD A & HIROKO E |               | 98 IMPERIAL AVE  |
| STERLING JULIA G           |               |                  |





December 15<sup>th</sup>, 2020

Re: #119 Compo Rd South Westport, CT – Demolition –

To Whom it may concern,

A notice is hereby given that an application for a permit to demolish has been filed in the office of the Westport Building Dept and is currently pending and is available for public inspection.

119 Compo Rd South Westport, Ct  
Christine Mennie  
Single Family Structure 120yrs Old  
1,640 S.F.

If you have any questions regarding the demolition, feel free to call us (203) 553-9874

Sincerely,

*Rocco Bellantoni*

**119 COMPO RD S**

Location 119 COMPO RD S

Mblu D08 / 133/000 /

Acct# 9821

Owner MENNIE CHRISTINE

Assessment \$569,700

Appraisal \$813,857

PID 5723

Building Count 1

**Current Value**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$241,957    | \$571,900 | \$813,857 |
| Assessment     |              |           |           |
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$169,400    | \$400,300 | \$569,700 |

**Owner of Record**

Owner MENNIE CHRISTINE  
 Co-Owner  
 Address 119 COMPO RD S  
 WESTPORT, CT 06880

Sale Price \$276,000  
 Certificate 1  
 Book & Page 1329/0313  
 Sale Date 07/01/1994  
 Instrument 29

**Ownership History**

| Ownership History |            |             |             |            |            |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner             | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| MENNIE CHRISTINE  | \$276,000  | 1           | 1329/0313   | 29         | 07/01/1994 |

**Building Information**

**Building 1 : Section 1**

Year Built: 1900  
 Living Area: 1,640  
 Replacement Cost: \$317,219  
 Building Percent Good: 74  
 Replacement Cost  
 Less Depreciation: \$234,700

**Building Photo**

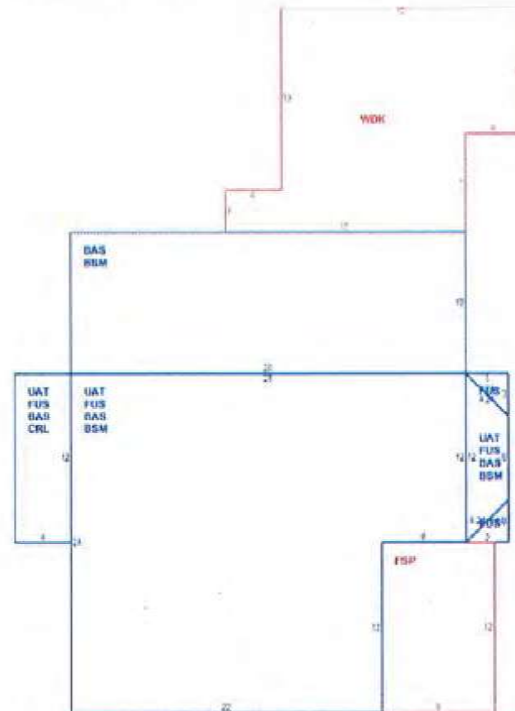
| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
|                     |             |

|                    |                |
|--------------------|----------------|
| Style              | Conventional   |
| Model              | Residential    |
| Grade:             | C+             |
| Stories:           | 2 Stories      |
| Occupancy          | 1              |
| Exterior Wall 1    | Vinyl Siding   |
| Exterior Wall 2    |                |
| Roof Structure:    | Gable          |
| Roof Cover         | Asphalt Shingl |
| Interior Wall 1    | Drywall        |
| Interior Wall 2    |                |
| Interior Flr 1     | Hardwood       |
| Interior Flr 2     |                |
| Heat Fuel          | Oil            |
| Heat Type:         | Forced Air     |
| AC Type:           | None           |
| Total Bedrooms:    | 4 Bedrooms     |
| Total Bthrms:      | 2 Full Baths   |
| Total Half Baths:  | 0              |
| Total Xtra Fixtrs: | 0              |
| Total Rooms:       | 8 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     | 8.00           |
| Elevator           |                |
| Sprinklers         | No             |
| Acc Apts           |                |
| Usrflid 300        |                |
| Usrflid 301        |                |



(<http://images.vgsi.com/photos2/WestportCTPhotos/000/02/22/73.jpg>)

### Building Layout



(ParcelSketch.aspx?pid=5723&bid=5723)

| Building Sub-Areas (sq ft) |                       |            | Legend      |  |
|----------------------------|-----------------------|------------|-------------|--|
| Code                       | Description           | Gross Area | Living Area |  |
| BAS                        | First Floor           | 955        | 955         |  |
| FUS                        | Upper Story, Finished | 685        | 685         |  |
| BSM                        | Basement Area         | 907        | 0           |  |
| CRL                        | Crawl Space           | 48         | 0           |  |
| FSP                        | Porch, Screen         | 96         | 0           |  |
| UAT                        | Attic, Unfinished     | 675        | 0           |  |
| WDK                        | Deck, Wood            | 256        | 0           |  |
|                            |                       | 3,622      | 1,640       |  |

### Extra Features

---



| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

**Land**

**Land Use**

Use Code 101  
 Description Single Family Res  
 Zone AA  
 Neighborhood 150  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 1.26  
 Frontage 0  
 Depth 0  
 Assessed Value \$400,300  
 Appraised Value \$571,900

**Outbuildings**

| Outbuildings |             |          |                 |             |         | Legend |
|--------------|-------------|----------|-----------------|-------------|---------|--------|
| Code         | Description | Sub Code | Sub Description | Size        | Value   | Bldg # |
| GAR1         | Garage      | FR       | Frame           | 400.00 S.F. | \$6,800 | 1      |
| PAT1         | Patio       | SN       | Stone           | 120.00 S.F. | \$500   | 1      |

**Valuation History**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2019           | \$241,957    | \$571,900 | \$813,857 |
| 2018           | \$241,900    | \$571,900 | \$813,800 |
| 2017           | \$241,900    | \$571,900 | \$813,800 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2019           | \$169,400    | \$400,300 | \$569,700 |
| 2018           | \$169,400    | \$400,300 | \$569,700 |
| 2017           | \$169,400    | \$400,300 | \$569,700 |

RECEIVED

RECEIVED



DEC 18 2020

WESTPORT BUILDING DEPT.

TOWN OF WESTPORT

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

DEC 14, 2020

1. 32 STURGES CMNS, WESTPORT 1982  
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)  
 32 STURGES COMMONS LLC  
 2. GEORGE D. PAPAIOPOULOS (201) 881 0952  
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE  
 3. 284 FRANKLIN STREET, HAWORTH, NJ 07641 EMCHITTY@GMAIL.COM  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL  
 4. EYWARD CHITTY, P.O. BOX 804 WESTPORT Tel (203) 209 2499  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
 Attach copy of letter of authorization from owner.

5. COMPLETE HOUSE INCLUDING FOUNDATION  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD  
 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](mailto:demolitions@aquarionwater.com)
- CABLEVISION - [carl.jenkins@alticetechservicesusa.com](mailto: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: *E. Clabby* DATE: 12/14/20

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

December 11, 2020

To Whom it may concern,

We are the owner of record for the property located at 32 Sturges Commons, Westport Connecticut. We have a contract of sale with the buyer Eymard Chitty, with a closing scheduled for July 1, 2021. Buyer has requested our consent to make an application for a demolition permit as a contract purchaser, which is hereby granted.

Best regards,

32 Sturges Commons LLC

A handwritten signature in black ink, appearing to read "George D. Papadopoulos". The signature is fluid and cursive, with a large initial "G" and a long, sweeping tail.

By: George D. Papadopoulos  
Its: Member  
284 Franklin Street  
Haworth, NJ 07641

12/14/20

Eymard Chitty  
P. O. Box 804,  
Westport, CT 06881

Re: 32 Sturges CMNS., Westport CT

To Whom It May Concern:

Notice is hereby given that Eymard Chitty has filed a Demolition Permit application with the Town of Westport for the proposed demolition of 32 Sturges CMNS, Westport.

This application is on file and available for public inspection at the Building Department located at 515 Post Road East, Westport.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eymard Chitty".

Eymard Chitty

# HDC NEIGHBOR NOTIFICATION FORM

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

FLEISCHMAN ANDREW AND WAC  
37 STURGES CMNS  
WESTPORT, CT 6880

NEALON PAUL & KATHLEEN  
33 STURGES CMNS  
WESTPORT, CT 6880

GORDON PAUL A & SHERI RAB  
31 STURGES CMNS  
WESTPORT, CT 6880

OLEFSON JONATHAN D & ALLI  
28 STURGES CMNS  
WESTPORT, CT 6880

KLEIN LANCE H & JILL B  
16 MARY JANE LN  
WESTPORT, CT 6880

ZAGER STEVEN M & DEBRA  
26 STURGES CMNS  
WESTPORT, CT 6880

LEONARD MICHELLE & WEISS  
34 STURGES CMNS  
WESTPORT, CT 6880

*Eymard Chitty*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

*Eymard Chitty*

\_\_\_\_\_  
Print Name





# 100 foot Abutters List Report

Westport, CT  
December 13, 2020

## Subject Property:

|                   |                 |                  |                              |
|-------------------|-----------------|------------------|------------------------------|
| Parcel Number:    | G12074000       | Mailing Address: | PAPPAS NICOLE T & NICHOLAS J |
| CAMA Number:      | G12074000       |                  | 32 STURGES CMNS              |
| Property Address: | 32 STURGES CMNS |                  | WESTPORT, CT 6880            |

## Abutters:

|                   |                 |                  |                               |
|-------------------|-----------------|------------------|-------------------------------|
| Parcel Number:    | G12071000       | Mailing Address: | GORDON PAUL A & SHERI RABINER |
| CAMA Number:      | G12071000       |                  | 31 STURGES CMNS               |
| Property Address: | 31 STURGES CMNS |                  | WESTPORT, CT 6880             |

|                   |                 |                  |                        |
|-------------------|-----------------|------------------|------------------------|
| Parcel Number:    | G12072000       | Mailing Address: | NEALON PAUL & KATHLEEN |
| CAMA Number:      | G12072000       |                  | 33 STURGES CMNS        |
| Property Address: | 33 STURGES CMNS |                  | WESTPORT, CT 6880      |

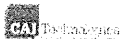
|                   |                 |                  |                                 |
|-------------------|-----------------|------------------|---------------------------------|
| Parcel Number:    | G12073000       | Mailing Address: | LEONARD MICHELLE & WEISS ROBERT |
| CAMA Number:      | G12073000       |                  | 34 STURGES CMNS                 |
| Property Address: | 34 STURGES CMNS |                  | WESTPORT, CT 6880               |

|                   |                 |                  |                                |
|-------------------|-----------------|------------------|--------------------------------|
| Parcel Number:    | G12075000       | Mailing Address: | OLEFSON JONATHAN D & ALLISON J |
| CAMA Number:      | G12075000       |                  | 28 STURGES CMNS                |
| Property Address: | 28 STURGES CMNS |                  | WESTPORT, CT 6880              |

|                   |                 |                  |                        |
|-------------------|-----------------|------------------|------------------------|
| Parcel Number:    | G12076000       | Mailing Address: | ZAGER STEVEN M & DEBRA |
| CAMA Number:      | G12076000       |                  | 26 STURGES CMNS        |
| Property Address: | 26 STURGES CMNS |                  | WESTPORT, CT 6880      |

|                   |                 |                  |                        |
|-------------------|-----------------|------------------|------------------------|
| Parcel Number:    | H12029000       | Mailing Address: | KLEIN LANCE H & JILL B |
| CAMA Number:      | H12029000       |                  | 16 MARY JANE LN        |
| Property Address: | 16 MARY JANE LN |                  | WESTPORT, CT 6880      |

|                   |                 |                  |                               |
|-------------------|-----------------|------------------|-------------------------------|
| Parcel Number:    | H12031000       | Mailing Address: | FLEISCHMAN ANDREW AND WACHTEL |
| CAMA Number:      | H12031000       |                  | ALEXANDRA                     |
| Property Address: | 37 STURGES CMNS |                  | 37 STURGES CMNS               |
|                   |                 |                  | WESTPORT, CT 6880             |



www.cai-tech.com

12/13/2020

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.

Page 1 of 1



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

|                                      |  |
|--------------------------------------|--|
| <u>Ad Order Number</u><br>0002600615 | <u>Customer Account</u><br>177829  |
| <u>Sales Rep.</u><br>eswanson        | <u>Customer Information</u><br>CHITTY<br>216 BAYBERRY LANE<br>WESTPORT CT 06880<br>USA |
| <u>Order Taker</u><br>eswanson       |  |
| <u>Ordered By</u><br>Eymard          | <u>Phone:</u> 2032092499   |
| <u>Order Source</u><br>Phone         | <u>Fax:</u><br><u>E-Mail:</u> emchitty@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 32 Sturges CHMS has been filed in the Office of the Town Building Official on 12/14/20

Name & Address of the owner: "Eymard Chitty, P.O. Box 804 Westport CT 06881"

Age of the building or structure: 1952 (68 Years)

Square footage of the building or structure: 2648 Sq. Ft.

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

|                           |                               |                             |
|---------------------------|-------------------------------|-----------------------------|
| <u>Ad Cost</u><br>\$32.24 | <u>Payment Amt</u><br>\$32.24 | <u>Amount Due</u><br>\$0.00 |
|---------------------------|-------------------------------|-----------------------------|

Blind Box      Materials

### Order Notes

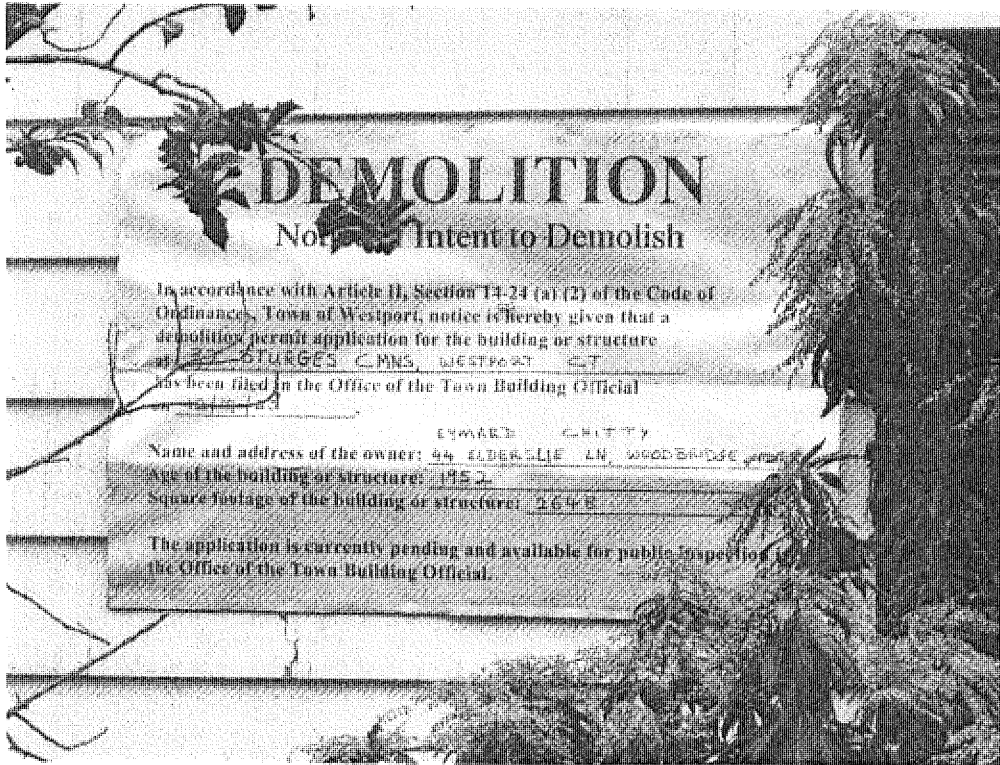
|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <u>Ad Number</u><br>0002600615-01 | <u>External Ad #</u>        | <u>Pick Up Number</u> |
| <u>Ad Type</u><br>BR Legal Liner  | <u>Ad Size</u><br>2 X 13 li | <u>PO Number</u>      |
|                                   | <u>Color Requests</u>       |                       |

|  |                       |                              |
|--|-----------------------|------------------------------|
| <u>Product and Zone</u><br>Westport News | <u># Inserts</u><br>1 | <u>Placement</u><br>BR Legal |
|--|-----------------------|------------------------------|

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
12/18/2020

32 Sturges Commons, Westport Demo Signs Posted 12/14/20







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

**RECEIVED**

DEC 18 2020

**WESTPORT BUILDING DEPT.**

1. 8 Mayflower Parkway | 1926  
 ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. Chris and Lanie List | 917-863-1393  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 45 Washington Avenue, Westport CT 06880 | cglislist@cglislist.net  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Vita Design Group, 1 Wilton Road, Westport CT 06880 | fa@vdgarch.com  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
 Attach copy of letter of authorization from owner.

5. entire structure - 4,584 square feet  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. VAZ Quality Works LLC | 203.727.9294 | 002075  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Luisvaz@seaviewequipment.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.

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- 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 \_\_\_\_\_

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto: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 2020/12/16

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

**VITA** DESIGN  
GROUP

Westport, CT 06880  
Office: 203.283.1561  
Cell: 203.535.8507  
lv@vdgarch.com

December 11, 2020

I, Chris List, authorize Vita Design Group as my agent for the demolition permitting process at 8 Mayflower Parkway, Westport CT 06880.

Sincerely,

Chris List

A handwritten signature in black ink, appearing to read "Chris List", with a stylized flourish extending to the right.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |  |  |
|---|--|--|
| <b>PRODUCER</b><br>Arthur J. Gallagher Risk Management Services, Inc.<br>One Enterprise Drive, Suite 310<br>Shelton CT 06484<br><br>License#: BR-724491<br>VAZQUAL-02 | <b>CONTACT NAME:</b><br>PHONE (A/C, No, Ext): 203-367-5328      FAX (A/C, No):<br>E-MAIL ADDRESS: Alex_debiase@ajg.com |  |
|   | <b>INSURER(S) AFFORDING COVERAGE</b> NAIC #  |  |
| <b>INSURED</b><br>Vaz Quality Works LLC<br>179 William Street<br>Bridgeport CT 06608  | <b>INSURER A :</b> Selective Insurance Company of America      12572   |  |
|   | <b>INSURER B :</b> Selective Insurance Company of SE      39926  |  |
|   | <b>INSURER C :</b>   |  |
|   | <b>INSURER D :</b>   |  |
|   | <b>INSURER E :</b>   |  |
|   | <b>INSURER F :</b>   |  |

**COVERAGES**

CERTIFICATE NUMBER: 1899493956

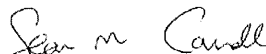
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL SUBR INSD WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |              |
|----------|--|--------------------|---------------|-------------------------|-------------------------|--|--------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER:                                    |                    | S 2333847     | 3/1/2020                | 3/1/2021                | EACH OCCURRENCE  | \$ 1,000,000 |
|          |  |                    |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence)              | \$ 500,000   |
|          |  |                    |               |                         |                         | MED EXP (Any one person)                               | \$ 15,000    |
|          |  |                    |               |                         |                         | PERSONAL & ADV INJURY                                  | \$ 1,000,000 |
|          |  |                    |               |                         |                         | GENERAL AGGREGATE                                      | \$ 3,000,000 |
|          |  |                    |               |                         |                         | PRODUCTS - COMP/OP AGG                                 | \$ 3,000,000 |
|          |  |                    |               |                         |                         |  | \$           |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY<br><input type="checkbox"/> AUTOS ONLY |                    | S 2333847     | 3/1/2020                | 3/1/2021                | COMBINED SINGLE LIMIT (Ea accident)                    | \$ 1,000,000 |
|          |  |                    |               |                         |                         | BODILY INJURY (Per person)                             | \$           |
|          |  |                    |               |                         |                         | BODILY INJURY (Per accident)                           | \$           |
|          |  |                    |               |                         |                         | PROPERTY DAMAGE (Per accident)                         | \$           |
|          |  |                    |               |                         |                         |  | \$           |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$1,000  |                    | S 2333847     | 3/1/2020                | 3/1/2021                | EACH OCCURRENCE  | \$ 5,000,000 |
|          |  |                    |               |                         |                         | AGGREGATE  | \$ 5,000,000 |
|          |  |                    |               |                         |                         |  | \$           |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below<br>Y/N <input checked="" type="checkbox"/> Y    N/A  |                    | WC 9058534    | 3/1/2020                | 3/1/2021                | PER STATUTE <input checked="" type="checkbox"/> OTH-ER |              |
|          |  |                    |               |                         |                         | E.L. EACH ACCIDENT                                     | \$ 1,000,000 |
|          |  |                    |               |                         |                         | E.L. DISEASE - EA EMPLOYEE                             | \$ 1,000,000 |
|          |  |                    |               |                         |                         | E.L. DISEASE - POLICY LIMIT                            | \$ 1,000,000 |
| A        | Equipment Floater  |                    | S 2333847     | 3/1/2020                | 3/1/2021                | Limit:   | \$85,000     |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE: Demolition 8 Mayflower Parkway, Westport CT.

**CERTIFICATE HOLDER****CANCELLATION**

|  |  |
|--|--|
| The Town of Westport<br>110 Myrtle Avenue<br>Westport CT 06880 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
|  | AUTHORIZED REPRESENTATIVE<br>  |

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# 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 8 MAYFLOWER WESTPORT has been filed in the Office of the Town Building Official on 12/16/20.

Name and address of the owner: CHRIS LIST 45 WASHINGTON AVE WESTPORT

Age of the building or structure: 1926

Square footage of the building or structure: 4584 SF

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







Westport, CT 06880  
Office: 203.283.1561  
Cell: 203.535.8507  
lv@vdgarch.com

## SAMPLE LETTER

### DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: December 16, 2020

ASPETUCK LAND TRUST INC  
18 COLD SPRING RD  
EASTON, CT 06612

Dear ASPETUCK LAND TRUST INC,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice:

Vita Design Group  
1 Wilton Road, Westport

Address of Property to be Demolished:

8 Mayflower Parkway, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 5,484 square foot structure constructed in 1926.

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

# HDC NEIGHBOR NOTIFICATION FORM

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

ASPETUCK LAND TRUST INC  
18 COLD SPRING RD  
EASTON, CT 06612

---

BITSKY FREDERICK R AND US  
4 MAYFLOWER PKWY  
WESTPORT, CT 06880

---

CUSA MICHAEL T & HELEN R  
5 ROUND POND RD  
WESTPORT, CT 06880

---

LEBOW DAVID A & BETSEY LA  
7 ROUND POND RD  
WESTPORT, CT 06880

---

MURRAY THOMAS D & LISA ED  
5 MAYFLOWER PKWY  
WESTPORT, CT 06880

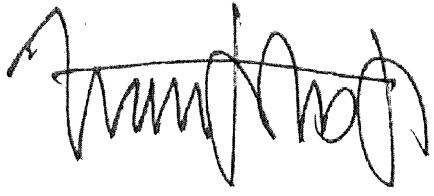
---

SCHANZENBACH ELAINE M  
12 MAYFLOWER PKWY  
WESTPORT, CT 06880

---

THRONSEN JAN FR  
9 ROUND POND RD  
WESTPORT, CT 06880

---



---

Signature of owner or authorized agent

---

Date 2020/12/14

---

Print Name: Francis Albis AIA, Vita Design Group (Agent)

---





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

|                                      |   |
|--------------------------------------|---|
| <u>Ad Order Number</u><br>0002601241 | <u>Customer Account</u><br>347465   |
| <u>Sales Rep.</u><br>eswanson        | <u>Customer Information</u><br>VITA DESIGN GROUP<br>1 Wilton Road<br>WESTPORT CT 06880<br>USA |
| <u>Order Taker</u><br>eswanson       | <u>Phone:</u> 2032831561  |
| <u>Ordered By</u><br>Francis         | <u>Fax:</u>   |
| <u>Order Source</u><br>Phone         | <u>EMAIL:</u>   |

#### Ad Content Proof

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a) of the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department.

Applicant Filing Notice: Vita Design Group  
1 Wilton Road, Westport

Address of Property to be Demolished: 8 Mayflower Parkway, Westport

Description and Type of Structure to be Demolished: Single family two story wood framed structure. 5,484 square foot structure constructed in 1926.

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

|                           |                              |                              |
|---------------------------|------------------------------|------------------------------|
| <u>Ad Cost</u><br>\$38.44 | <u>Payment Amt</u><br>\$0.00 | <u>Amount Due</u><br>\$38.44 |
|---------------------------|------------------------------|------------------------------|

Blind Box      Materials

#### Order Notes

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <u>Ad Number</u><br>0002601241-01 | <u>External Ad #</u>        | <u>Pick Up Number</u> |
| <u>Ad Type</u><br>BR Legal Liner  | <u>Ad Size</u><br>2 X 15 li | <u>PO Number</u>      |
| <u>Color Requests</u>             |                             |                       |

|  |                       |                              |
|--|-----------------------|------------------------------|
| <u>Product and Zone</u><br>Westport News | <u># Inserts</u><br>1 | <u>Placement</u><br>BR Legal |
|--|-----------------------|------------------------------|

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
12/25/2020

## 8 MAYFLOWER PKWY

**Location** 8 MAYFLOWER PKWY

**Mblu** D05 / / 110/000 /

**Acct#** 12315

**Owner** LIST GEORGE & LANIE BROOKE

**Assessment** \$1,351,600

**Appraisal** \$1,931,000

**PID** 8183

**Building Count** 1

### Current Value

| Appraisal      |              |           |  |
|----------------|--------------|-----------|--|
| Valuation Year | Improvements | Land      |  |
| 2015           | \$1,019,000  | \$912,000 |  |
| Assessment     |              |           |  |
| Valuation Year | Improvements | Land      |  |
| 2015           | \$713,200    | \$638,400 |  |

### Owner of Record

**Owner** LIST GEORGE & LANIE BROOKE  
**Co-Owner**  
**Address** 8 MAYFLOWER PKWY  
 WESTPORT, CT

**Sale Price** \$1,800,000  
**Certificate**  
**Book & Page** 4074/0141  
**Sale Date** 12/10/2020  
**Instrument** 00

### Ownership History

| Ownership History          |             |             |             |         |
|----------------------------|-------------|-------------|-------------|---------|
| Owner                      | Sale Price  | Certificate | Book & Page | Instrum |
| LIST GEORGE & LANIE BROOKE | \$1,800,000 |             | 4074/0141   | 00      |
| JEAVONS AILING             | \$2,000,000 |             | 2960/0158   | 07      |

JACKSON DOLORES M

\$0

1

1346/0089

29

### Building Information

#### Building 1 : Section 1

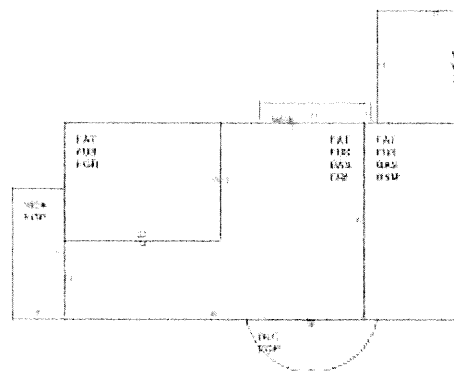
**Year Built:** 1926  
**Living Area:** 4,584  
**Replacement Cost:** \$1,008,881  
**Building Percent Good:** 87  
**Replacement Cost Less Depreciation:** \$877,700

#### Building Photo



(<http://images.vgsi.com/photos2/WestportC>)

#### Building Layout



([ParcelSketch.aspx?pid=8183&bid=8183](http://ParcelSketch.aspx?pid=8183&bid=8183))

| Building Attributes |                 |
|---------------------|-----------------|
| Field               | Description     |
| Style               | Custom Colonial |
| Model               | Residential     |
| Grade:              | A               |
| Stories:            | 2 Stories       |
| Occupancy           | 1               |
| Exterior Wall 1     | Wood Shingle    |
| Exterior Wall 2     |                 |
| Roof Structure:     | Gable           |
| Roof Cover          | Asphalt Shingl  |
| Interior Wall 1     | Plaster         |
| Interior Wall 2     |                 |
| Interior Flr 1      | Hardwood        |
| Interior Flr 2      | Linoleum        |
| Heat Fuel           | Oil             |
| Heat Type:          | Steam           |
| AC Type:            | Central         |
| Total Bedrooms:     | 8 Bedrooms      |
| Total Bthrms:       | 4 Full Baths    |
| Total Half Baths:   | 2 Half Bths     |
| Total Xtra Fixtrs:  | 2               |
| Total Rooms:        | 11 Rooms        |

| Building Sub-Areas (sq |                       |
|------------------------|-----------------------|
| Code                   | Description           |
| FUS                    | Upper Story, Finished |
| BAS                    | First Floor           |

|                 |        |
|-----------------|--------|
| Bath Style:     | Modern |
| Kitchen Style:  | Modern |
| Kitchens        | 1      |
| Whirlpool Tubs  |        |
| Hot Tubs        |        |
| Sauna (SF Area) |        |
| Fin Basement    |        |
| Fin Bsmt Qual   |        |
| Bsmt. Garages   | 0      |
| Interior Cond   | A      |
| Fireplaces      | 5      |
| Ceiling Height  | 10.00  |
| Elevator        |        |
| Sprinklers      | No     |
| Acc Apts        |        |
| Usrflid 300     |        |
| Usrflid 301     |        |
| Usrflid 302     |        |
| Usrflid 304     |        |
| Fndtn Cndtn     |        |
| Basement        |        |
| Usrflid 701     |        |
| Usrflid 305     |        |
| Usrflid 900     | No     |
| Usrflid 901     | No     |
| Usrflid 303     |        |

|     |                 |
|-----|-----------------|
| FAT | Attic, Finished |
| BLC | Balcony         |
| BSM | Basement Area   |
| CRL | Crawl Space     |
| FGR | Garage          |
| FOP | Porch, Open     |
| WDK | Deck, Wood      |
|     |                 |

**Building 1 : Section 2**

**Year Built:** 2009  
**Living Area:** 466  
**Replacement Cost:** \$117,064  
**Building Percent Good:** 91  
**Replacement Cost  
 Less Depreciation:** \$106,500





RECEIVED

DEC 10 2020

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

WESTPORT BUILDING DEPT.

1. 23 Bermuda Road | 1955
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Altschuler MARK + LORI S | 917-453-9651
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 23 Bermuda Road | markaltschuler24@gmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Michael Ritzo / 42 Miller St, 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 including Basement + Slab w/ Removal 1,424 Sq. Ft.
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Ritzo Development LLC | 203-246-4597 |
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

michael@ritzodevelopment.com
EMAIL

[X] 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).

[X] PUBLICATION OF NOTICE OF INTENT TO DEMOLISH [X] 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](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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: 12.20.2020

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_



**Ritzzo Development LLC**  
42 Miller Street  
Fairfield, CT06824  
[www.ritzodevelopment.com](http://www.ritzodevelopment.com)

Re: Letter of Authorization

December 16th, 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; 23 Bermuda Road, Westport, CT.

Thank you,

Mark Altschuler  
917-453-9651  
markaltschuler24@gmail.com



**Ritzzo Development, LLC**

December 18th, 2020

42 Miller Street,  
Fairfield, CT 06824

**Re: 23 Bermuda Road**

To whom it my concern,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bermuda Road has been filed in the Office of the Town Building Official on December 18th, 2020. The intent reconstruct a new home in it's place. The structure is 65 years old and 1,424 sqft. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Ritzzo Development LLC

CC: Westport Building Department




# 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:

23 Bermuda Road

1. **27 Bermuda Road**
  - Glenn & Jamie Camche
2. **24 Bermuda Road**
  - Herbert William Dunhill
3. **23A Bermuda Road**
  - Susan B Hotz
4. **26 Bermuda Road**
  - Bryan S, Terzian
5. **8 Pebble Beach Lane**
  - Susan Kintner
6. **21 Bermuda Road**
  - Lourdes Fuentes M
7. **22 Bermuda Road**
  - Douglas R & Diane M Legrande

  
Signature of owner or authorized agent

*Michael Ritro*  
Print Name

| CURRENT OWNER            |  | TOPO                   | UTILITIES | START/ROAD | LOCATION | CURRENT ASSESSMENT |          |
|--------------------------|--|------------------------|-----------|------------|----------|--------------------|----------|
| ALTSCHULER MARK & LORI S |  | 6 Septic               | 1 Public  | 1          |          | Description        | Assessed |
| 23 BERMUDA RD            |  | 2 Public Water         |           |            |          | RES LAND           | 454,300  |
| WESTPORT CT 06880        |  | SUPPLEMENTAL DATA      |           |            |          | DWELLING           | 122,100  |
|                          |  | Lift Hse               |           |            |          |                    |          |
|                          |  | Assoc Plt#             |           |            |          |                    |          |
|                          |  | Alt Pct ID 52621165-17 |           |            |          |                    |          |
|                          |  | Historic ID            |           |            |          |                    |          |
|                          |  | Census 504             |           |            |          |                    |          |
|                          |  | WestportC M13          |           |            |          |                    |          |
|                          |  | Survey Ma 5225         |           |            |          |                    |          |
|                          |  | GIS ID B02039000       |           |            |          |                    |          |

| RECORD OF OWNERSHIP       |      | BK-VOL/PAGE | SALE DATE  | QU | VI | SALE PRICE | VC |
|---------------------------|------|-------------|------------|----|----|------------|----|
| ALTSCHULER MARK & LORI S  | 3951 | 164         | 09-27-2019 | U  | -  | 638,000    | 10 |
| SAWYER BEATRICE C EST     | 3984 | 0076        | 09-24-2018 | U  | -  | 0          | 29 |
| SAWYER BEATRICE C         | 3643 | 0044        | 09-04-2015 | U  | -  | 0          | 29 |
| SAWYER BEATRICE C TRUSTEE | 1389 | 0084        | 07-14-1995 | U  | -  | 0          | 29 |

| EXEMPTIONS |  | Year | Code | Description | Amount | Number |
|------------|--|------|------|-------------|--------|--------|
| Total      |  |      |      |             | 0.00   |        |

| OTHER ASSESSMENTS |  | Year | Code | Description | Amount |
|-------------------|--|------|------|-------------|--------|
| Total             |  |      |      |             | 0.00   |

| ASSESSING NEIGHBORHOOD |  | Nbhd | Sub | Nbhd Name | Batch |
|------------------------|--|------|-----|-----------|-------|
| M/6225(17), 2566(B)    |  | 0001 | B   |           |       |
| FRD                    |  |      |     |           |       |

| BUILDING PERMIT RECORD       |  | Permit Id | Issue Date | Type     | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------------|--|-----------|------------|----------|-------------|--------|-----------|--------|-----------|----------|
| Total Appraised Parcel Value |  | 63296     | 05-06-2003 | NEW ROOF | NEW ROOF    | 9,000  |           | 100    |           |          |

| LAND LINE VALUATION SECTION  |  | B   | Use Code | Description      | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
|------------------------------|--|---|----------|------------------|------|-----------|------------|------------|----------|------------|-------|-------|-----------|-------|---------------------|------------|------------|
| Total Appraised Parcel Value |  | 1   | 101      | Single Family Re | A    |           | 0.260      | AC         | 800,000  | 2.83653    | 5     | 1.00  | 110       | 1.100 |                     | 1.0000     | 649,000    |
| Total Appraised Parcel Value |  | Total Card Land Units 0.260 AC Parcel Total Land Area 0.2600 Total Land Value 649,000 |          |                  |      |           |            |            |          |            |       |       |           |       |                     |            |            |

| PREVIOUS ASSESSMENTS (HISTORY) |  | Year | Code | Assessed | Year | Code | Assessed |
|--------------------------------|--|------|------|----------|------|------|----------|
| Total                          |  |      |      | 576,400  |      |      | 576,400  |
| Total                          |  |      |      | 576,400  |      |      | 576,400  |

This signature acknowledges a visit by a Data Collector or Assessor  
 APPRAISED VALUE SUMMARY  
 Appraised Bldg. Value (Card) 174,400  
 Appraised X (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 649,000  
 Special Land Value 0  
 Total Appraised Parcel Value 823,400  
 Valuation Method C

VISIT / CHANGE HISTORY  
 Date Id Type Is Cd Purpose/Result  
 06-20-2019 PG 6 5 56 Changed as a result of disc  
 08-07-2015 VA 02 10 Measur/LtrSnt - Letter Sent  
 06-18-2015 MJF 01 Sat or >5PM Attn @ Int In  
 06-18-2015 MJF 01 Measured/No Interior Insp  
 06-15-2015 VA 66 INSPECTION NOTICE SE  
 10-29-2005 LV 1 00 Measur+Listed  
 10-04-2005 VA 10 Measur/LtrSnt - Letter Sent

VISION  
 WESTPORT, CT  
 6158



| CONSTRUCTION DETAIL |      | CONSTRUCTION DETAIL (CONTINUED) |             |
|---------------------|------|---------------------------------|-------------|
| Element             | Cd   | Description                     | Description |
| Style:              | 04   | Cape Cod                        |             |
| Model               | 01   | Residential                     |             |
| Grade:              | 09   | C+                              | 1           |
| Stories:            | 1.5  | 1 1/2 Stories                   | 8.00        |
| Occupancy           | 1    |                                 |             |
| Exterior Wall 1     | 25   | Vinyl Siding                    |             |
| Exterior Wall 2     | 12   | Cedar or Redwd                  |             |
| Roof Structure:     | 03   | Gable                           |             |
| Roof Cover          | 03   | Asphalt Shingl                  |             |
| Interior Wall 1     | 05   | Drywall                         |             |
| Interior Wall 2     |      |                                 |             |
| Interior Fir 1      | 12   | Hardwood                        |             |
| Interior Fir 2      | 14   | Carpet                          |             |
| Heat Fuel           | 02   | Oil                             |             |
| Heat Type:          | 05   | Hot Water                       |             |
| AC Type:            | 01   | None                            |             |
| Total Bedrooms      | 05   | 5 Bedrooms                      |             |
| Total Bthrms:       | 2    | 2 Full Baths                    |             |
| Total Half Baths    | 0    |                                 |             |
| Total Xtra Fixtrs   | 0    |                                 |             |
| Total Rooms:        | 8    | 8 Rooms                         |             |
| Bath Style:         | 02   | Average                         |             |
| Kitchen Style:      | 02   | Average                         |             |
| Kitchens            | 1    |                                 |             |
| Whirlpool Tubs      |      |                                 |             |
| Hot Tubs            |      |                                 |             |
| Sauna (SF Area      |      |                                 |             |
| Fin Basement        |      |                                 |             |
| Fin Bsmt Qual       |      |                                 |             |
| Bsmt. Garages       | 0    |                                 |             |
| Interior Cond       | F    |                                 |             |
| Fireplaces          | 1    |                                 |             |
| Ceiling Height      | 8.00 |                                 |             |

| CONSTRUCTION DETAIL |      | CONSTRUCTION DETAIL (CONTINUED) |             |
|---------------------|------|---------------------------------|-------------|
| Element             | Cd   | Description                     | Description |
| Fireplaces          | 1    |                                 |             |
| Ceiling Height      | 8.00 |                                 |             |
| Elevator            |      |                                 |             |

| CONSTRUCTION DETAIL |    | CONSTRUCTION DETAIL (CONTINUED) |             |
|---------------------|----|---------------------------------|-------------|
| Element             | Cd | Description                     | Description |
| <b>CONDO DATA</b>   |    |                                 |             |
| Parcel Id           |    |                                 |             |
| Adjust Type         |    |                                 |             |
| Condo Fir           |    |                                 |             |
| Condo Unit          |    |                                 |             |

| CONSTRUCTION DETAIL            |    | CONSTRUCTION DETAIL (CONTINUED) |             |
|--------------------------------|----|---------------------------------|-------------|
| Element                        | Cd | Description                     | Description |
| <b>COST / MARKET VALUATION</b> |    |                                 |             |
| Building Value New             |    | 290,639                         |             |
| Year Built                     |    | 1955                            |             |
| Effective Year Built           |    |                                 |             |
| Depreciation Code              |    | A                               |             |
| Remodel Rating                 |    | 40                              |             |
| Depreciation %                 |    |                                 |             |
| Functional Obsol               |    |                                 |             |
| External Obsol                 |    |                                 |             |
| Trend Factor                   |    | 1                               |             |
| Condition                      |    |                                 |             |
| Condition %                    |    | 60                              |             |
| Percent Good                   |    | 174,400                         |             |
| Cns Sect Rchld                 |    |                                 |             |
| Dep % Ovr                      |    |                                 |             |
| Dep Ovr Comment                |    |                                 |             |
| Misc Imp Ovr                   |    |                                 |             |
| Misc Imp Ovr Comment           |    |                                 |             |
| Cost to Cure Ovr               |    |                                 |             |
| Cost to Cure Ovr Comment       |    |                                 |             |



| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                      | BUILDING SUB-AREA SUMMARY SECTION |     |       |           |         |         |      |       |         |         |
|--|----------------------|-----------------------------------|-----|-------|-----------|---------|---------|------|-------|---------|---------|
| Code   | Sub                  | Sub Ty                            | U/B | Units | Unit Pric | Yr Bilt | Cond. C | % Gd | Grade | Grade A | Appr. V |
| BAS  | First Floor          |                                   |     | 992   |           |         |         |      |       |         | 156,689 |
| FRL  | Crawl Space          |                                   |     | 0     |           |         |         |      |       |         | 0       |
| FEP  | Porch, Enclosed      |                                   |     | 720   |           |         |         |      |       |         | 10,267  |
| FGR  | Garage               |                                   |     | 0     |           |         |         |      |       |         | 30,643  |
| FHS  | Half Story, Finished |                                   |     | 432   |           |         |         |      |       |         | 68,236  |
| PTC  | Patio - Concrete     |                                   |     | 0     |           |         |         |      |       |         | 3,159   |
| SLB  | Slab                 |                                   |     | 272   |           |         |         |      |       |         | 0       |
| Ttl Gross Liv / Lease Area   |                      |                                   |     |       |           |         |         |      |       | 1,424   | 268,994 |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                      | BUILDING SUB-AREA SUMMARY SECTION |     |       |           |         |         |      |       |         |         |
|--|----------------------|-----------------------------------|-----|-------|-----------|---------|---------|------|-------|---------|---------|
| Code   | Sub                  | Sub Ty                            | U/B | Units | Unit Pric | Yr Bilt | Cond. C | % Gd | Grade | Grade A | Appr. V |
| BAS  | First Floor          |                                   |     | 992   |           |         |         |      |       |         | 156,689 |
| FRL  | Crawl Space          |                                   |     | 0     |           |         |         |      |       |         | 0       |
| FEP  | Porch, Enclosed      |                                   |     | 720   |           |         |         |      |       |         | 10,267  |
| FGR  | Garage               |                                   |     | 0     |           |         |         |      |       |         | 30,643  |
| FHS  | Half Story, Finished |                                   |     | 432   |           |         |         |      |       |         | 68,236  |
| PTC  | Patio - Concrete     |                                   |     | 0     |           |         |         |      |       |         | 3,159   |
| SLB  | Slab                 |                                   |     | 272   |           |         |         |      |       |         | 0       |
| Ttl Gross Liv / Lease Area   |                      |                                   |     |       |           |         |         |      |       | 1,424   | 268,994 |

23 Bermuda Road  
 ABUTTERS LIST

| Parcel Number | GIS Number | Cama Number | Property Address  | Property Address Num | Property Address Street | Owner Name                      | Owner Address     | Owner City | Owner State | Owner Zip |
|---------------|------------|-------------|-------------------|----------------------|-------------------------|---------------------------------|-------------------|------------|-------------|-----------|
| B02021000     | B02021000  | B02021000   | 26 BERMUDA RD     | 26                   | BERMUDA RD              | TERZIAN BRYAN S                 | 26 BERMUDA RD     | WESTPORT   | CT          | 6880      |
| B02022000     | B02022000  | B02022000   | 24 BERMUDA RD     | 24                   | BERMUDA RD              | DUNHILL HERBERT WILLIAM         | 24 BERMUDA RD     | WESTPORT   | CT          | 6880      |
| B02023000     | B02023000  | B02023000   | 22 BERMUDA RD     | 22                   | BERMUDA RD              | LEGRANDE DOUGLAS R &<br>DIANE M | 22 BERMUDA RD     | WESTPORT   | CT          | 6880      |
| B02038000     | B02038000  | B02038000   | 21 BERMUDA RD     | 21                   | BERMUDA RD              | FUENTES LOURDES M               | 21 BERMUDA RD     | WESTPORT   | CT          | 6880      |
| B02040000     | B02040000  | B02040000   | 23A BERMUDA RD    | 23A                  | BERMUDA RD              | HOTZ SUSAN B                    | 23A BERMUDA RD    | WESTPORT   | CT          | 6880      |
| B02041000     | B02041000  | B02041000   | 27 BERMUDA RD     | 27                   | BERMUDA RD              | CAMCHE GLENN & JAMIE            | 27 BERMUDA RD     | WESTPORT   | CT          | 6880      |
| B02114000     | B02114000  | B02114000   | 8 PEBBLE BEACH LN | 8                    | PEBBLE BEACH LN         | KINTNER SUSAN                   | 8 PEBBLE BEACH LN | WESTPORT   | CT          | 6880      |





CONNECTICUT  
MEDIA GROUP

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

|                                      |  |
|--------------------------------------|--|
| <b>Ad Order Number</b><br>0002601327 | <b>Customer Account</b><br>204764  |
| <b>Sales Rep.</b><br>eswanson        | <b>Customer Information</b><br>RITZZO ELECTRIC<br>31 Franklin St<br>WESTPORT CT 06880<br>USA |
| <b>Order Taker</b><br>eswanson       | <b>Phone:</b> 2032464597   |
| <b>Ordered By</b>                    | <b>Fax:</b>  |
| <b>Order Source</b><br>Phone         | <b>Email:</b> michaelritzso@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 23 Bermuda Road, has been filed in the Office of the Town Building Official on December 18th, 2020. The structure is 1,424 square feet and due to the age of the structure being more than 65 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.

NAME OF OWNER: **ALTSCHULER MARK & LORI S**  
23 BERMUDA ROAD  
WESTPORT, CT 06880

AGE OF BUILDING: 65 YEARS OLD  
SQFT: 1,424

|                           |                              |                              |
|---------------------------|------------------------------|------------------------------|
| <b>Ad Cost</b><br>\$32.24 | <b>Payment Amt</b><br>\$0.00 | <b>Amount Due</b><br>\$32.24 |
|---------------------------|------------------------------|------------------------------|

**Blind Box**      **Materials**

### Order Notes

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <b>Ad Number</b><br>0002601327-01 | <b>External Ad #</b>        | <b>Pick Up Number</b> |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>2 X 13 li | <b>PO Number</b>      |
| <b>Color Requests</b>             |                             |                       |

|  |                       |                              |
|--|-----------------------|------------------------------|
| <b>Product and Zone</b><br>Westport News | <b># Inserts</b><br>1 | <b>Placement</b><br>BR Legal |
|--|-----------------------|------------------------------|

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
12/25/2020



BRADLEY'S  
REAL ESTATE

For Office Use Only:  
Date of Filing: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

### Westport Historic District Commission Application for Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

**SECTION 1 (To be completed by the Applicant):**

Address of proposed work: 120 Kings Hwy North  
Owner: Yashiki LLC Phone: (203) 395-0289 Email Address: Megan@MLRProperties.com  
Agent/Contractor: Megan Robertson Address: 181 main st Unit C Monroe, CT 06468 Phone: (203) 395-0289 Email: \_\_\_\_\_  
Anticipated date of completion of construction: 11/1/2022  
[Signature] 12/21/2020  
Owner's Signature – Application must be signed Date

**SECTION 2 (To be completed by the Zoning Enforcement Officer)**

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

When the application form is completed and all application materials compiled, return completed application with application materials to:

Historic District Commission Coordinator  
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.

**SECTION 3 (To be completed by the Historic District Commission)**

Date of Public Hearing: \_\_\_\_\_

- Preliminary Certificate of Appropriateness granted

List any conditions or modifications: \_\_\_\_\_

- Certificate of Appropriateness denied

List reasons for denial: \_\_\_\_\_

|  |      |
|--|------|
| Signature/Chair, WHDC Approval         | Date |
| Signature/Chair, WHDC Final Inspection | Date |

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.





MEGAN ROBERTSON, PRINCIPAL  
*megan@mlrproperties.com*

MLR Properties, LLC  
181 Main Street | Suite C | Monroe, CT | 06468  
(203) 220 / 8876 | [www.mlrproperties.com](http://www.mlrproperties.com)

December 21,2020

Re: 120 Kings Highway North

To Whom It May Concern,

The property located at 120 Kings Highway North was originally used as a commercial doctor's office. We obtained a permit to demolish the existing home which was not historical in nature.

We did come before the commission with a proposed home that we have advertised for sale for over 5 years and unfortunately were unable to sell the proposed design. We have revised the design and now have a buyer.

Please note both homes on either side of our property are also not historical in nature.

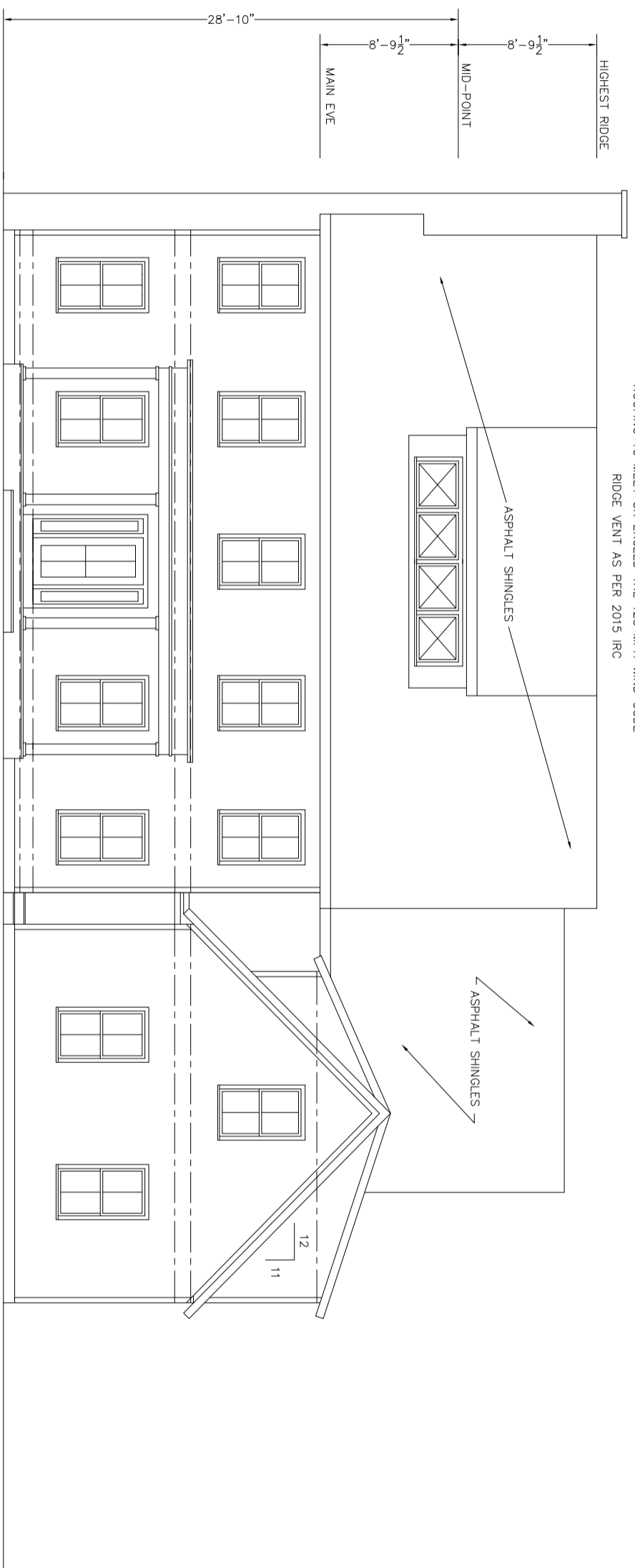
The proposed design is a modern take on a federal farmhouse. A similar home was built in the historic district of Southport at 222 Willow Street.

Proposed Home:

- 1) Color: White Body and trim except for the windows and doors will be black
- 2) Siding: Cedar Clapboard on main house and vertical board on the garage.
- 3) Gutters: Copper
- 4) Windows: 2 over 2
- 5) Walkways: Blue Stone
- 6) Driveway: Paved asphalt with Belgium block
- 7) Roof: Black Asphalt
- 8) Decking: Painted front porch (All white)

Thank you,  
Megan Robertson





ROOFING TO MEET OR EXCEED THE 125 MPH WIND CODE  
RIDGE VENT AS PER 2015 IRC

FRONT ELEVATION  
SCALE: 1/4"=1'-0"



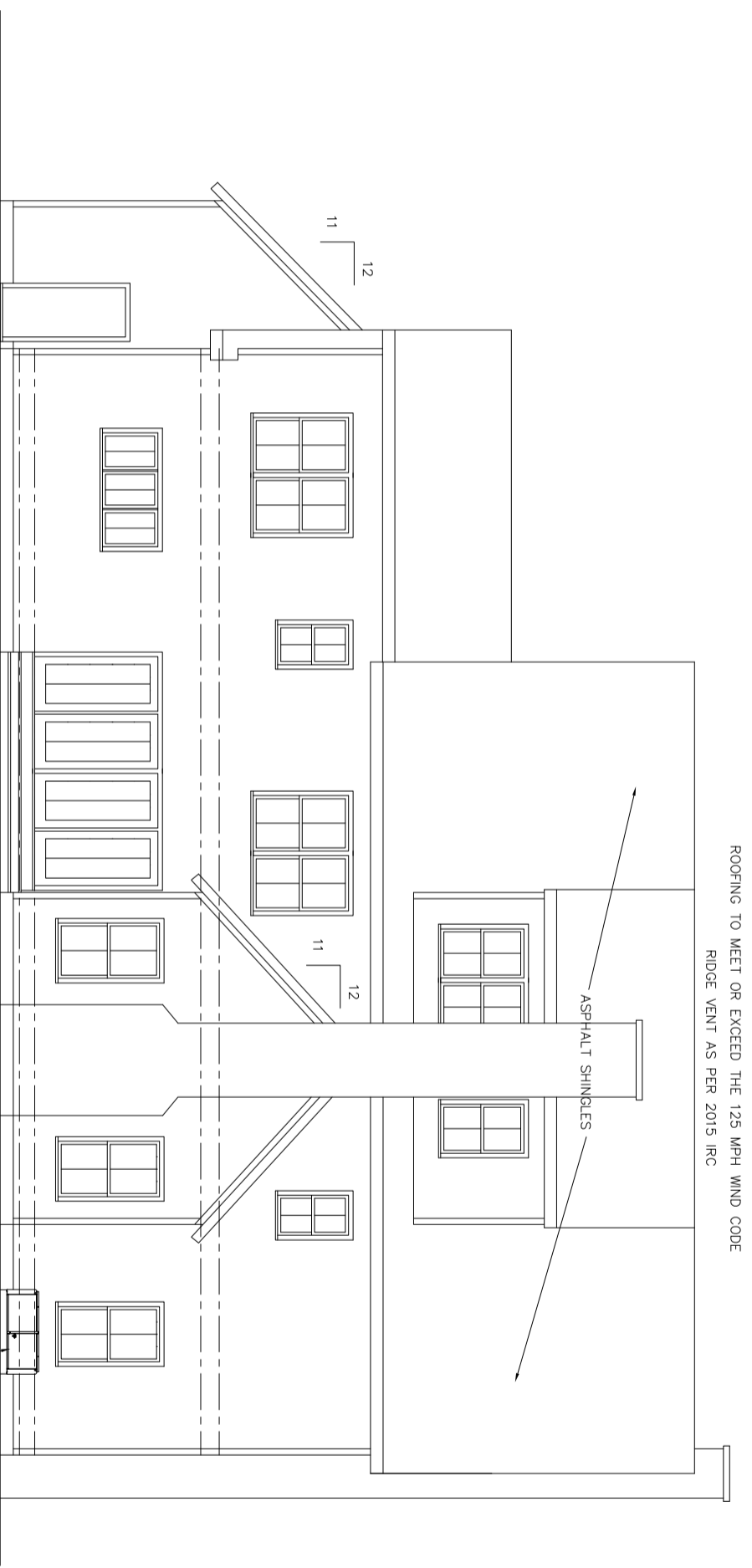
ROOFING TO MEET OR EXCEED THE 125 MPH WIND CODE  
RIDGE VENT AS PER 2015 IRC

LEFT ELEVATION  
SCALE: 1/4"=1'-0"

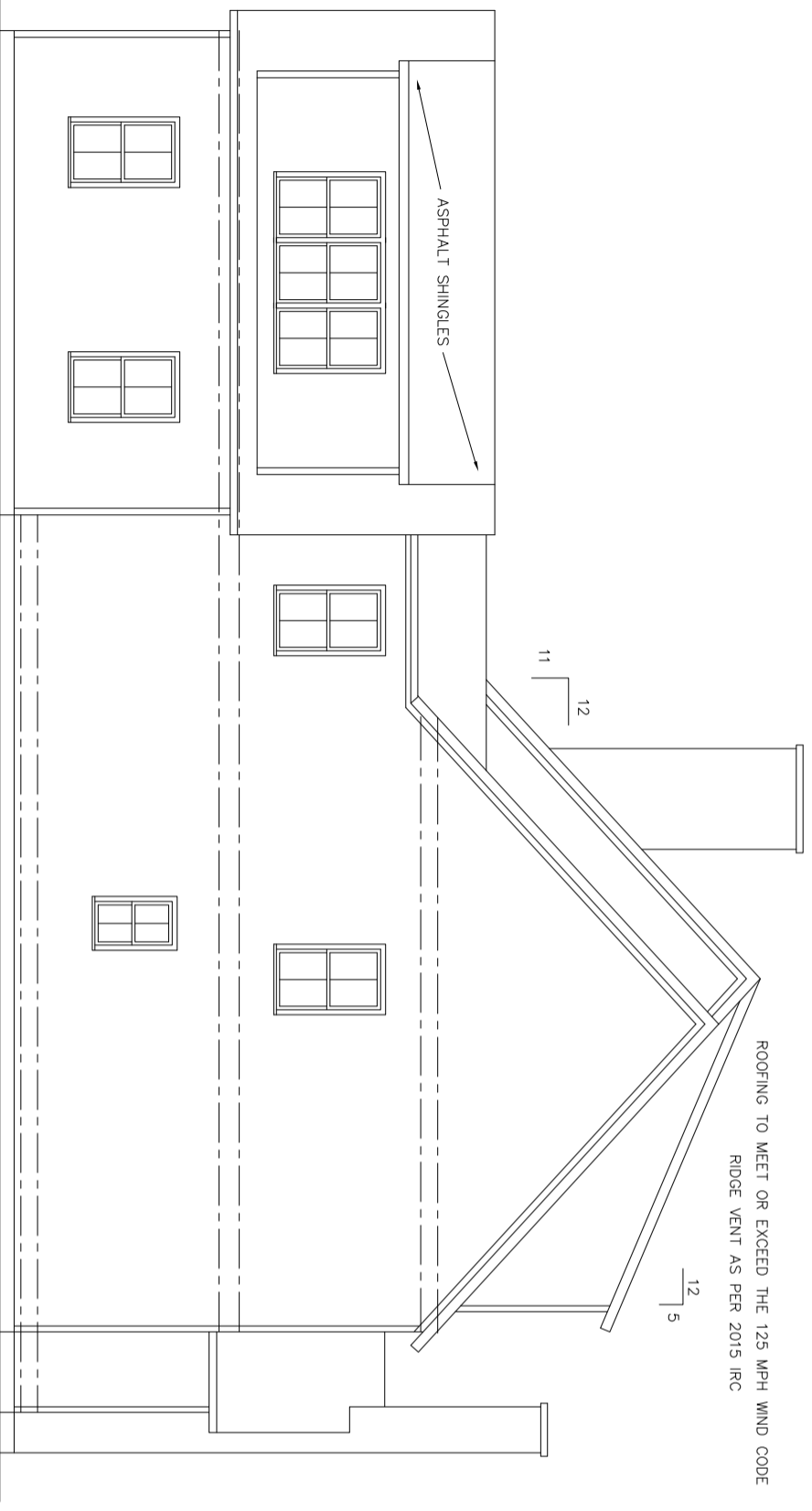
ALL WORK PERFORMED AS HEREIN SPECIFIED OR INDICATED ON DRAWINGS SHALL BE THE HIGHEST QUALITY WORKMANSHIP AVAILABLE. WORK FOR THIS PROJECT SHALL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE: 2015 EDITION, AND ALL APPLICABLE STATE AND LOCAL MECHANICAL, PLUMBING, AND ELECTRICAL CODES.

|   |            |          |      |
|---|------------|----------|------|
| TITLE BLOCK   |            |          |      |
| MLR PROPERTIES<br>120 KINGS HIGHWAY NORTH<br>WESTPORT, CT   |            |          |      |
| FRAMING LAYOUT: EAWOOD PLUS, INC.<br>STRUCTURAL REVIEW BY: EKATERINA VOLKOVA<br>114 SOUTH MAIN STREET #25<br>CHESHIRE, CT 06410<br>203-439-9131 |            |          |      |
| FINE HOME DESIGN LLC<br>P.O. BOX 447, BOSTFORD, CT 06404<br>(203) 364-0655  |            |          |      |
| DRAWING NO.   | DATE       | REVISION | DATE |
| 107   |            |          |      |
| DRAWN BY:   | LSH        |          |      |
| SCALE:  | 1/4"=1'-0" |          |      |
| DATE:   | 11-20-20   |          |      |
| DRAWING FILE:   |            |          |      |
| ELEVATIONS  |            |          |      |

A-1



REAR ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

|   |            |          |  |
|---|------------|----------|--|
| TITLE BLOCK   |            |          |  |
| MLR PROPERTIES<br>120 KINGS HIGHWAY NORTH<br>WESTPORT, CT   |            |          |  |
| FRAMING LAYOUT: EAWOOD PLUS, INC.<br>STRUCTURAL REVIEW BY: EKATERINA VOLKOVA<br>114 SOUTH MAIN STREET #25<br>CHESHIRE, CT 06410<br>203-439-9131 |            |          |  |
| FINE HOME DESIGN LLC<br>P.O. BOX 4477, BOSTFORD, CT 06404<br>(203) 364-0655   |            |          |  |
| DATE  | 2027       | REVISION |  |
| DRAWN BY  | LSH        |          |  |
| SCALE   | 1/4"=1'-0" |          |  |
| DATE  | 11-20-20   |          |  |
| DRAWING FILE  |            |          |  |
| ELEVATIONS  |            |          |  |

A-2















