



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

RECEIVED

MAR 01 2021

WESTPORT BUILDING DEPT.

1. 38 Bridge St. 1957
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Two Ninety, Inc. LLC 203-680-5669
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 49 Lora Dr Milford Ct 06461 Homebuilders Milford AT
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL AVL.COM

4. Angelo Lisi 49 Lora Dr Milford Ct 06461
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 500 sq ft Single Story Ranch
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Seymour Demo. 203-888-1701 236A
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

Demo Claw Man AT MSH.COM.
EMAIL

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

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

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.
The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to obtaining demolition permit application.
Meeting Date of Historic District Commission to consider demolition: _____

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:
 The Historic District Commission considers the property historically significant and does not waive the balance of delay.
 The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 5/1/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF 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:

Ashish & Shpresa Bangia

36 Bridge Street, Westport, CT 06880

James & Maureen Hines

44 Bridge Street, Westport, CT 06880

Saugatuck Senior Center, Main Condo Office

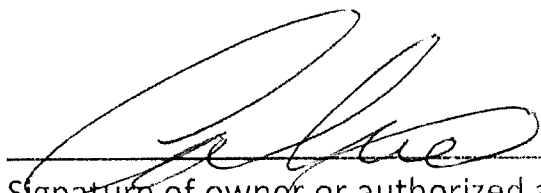
35 Bridge Street, Westport, CT 06880

Jin Xin & Gan Ying

7 Overridge Road, Westport, CT 06880

Matthew Finkelstein

3 Overridge Road, Westport, CT 06880



Signature of owner or authorized agent

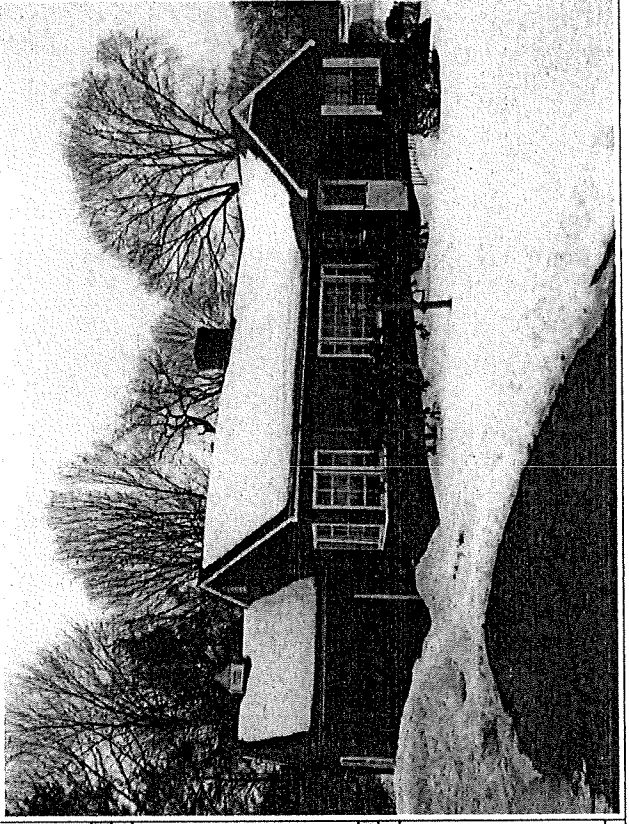
3/2/2021

Date

Angela Lisi

Print Name

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch	2	Fireplaces
01	Residential	8.00	Ceiling Height
08	C		Elevator
1	1 Story	CONDO DATA	
08	Wood on Sheath	Parcel Id	C
03	Gable	Adjust Type	Code
03	Asphalt Shingl	Condo Fir	Description
05	Drywall	Condo Unit	Factor%
14	Carpet	COST / MARKET VALUATION	
02	Oil	Building Value New	224,358
05	Hot Water	Year Built	1957
01	None	Effective Year Built	A
03	3 Bedrooms	Depreciation Code	40
2	2 Full Baths	Remodel Rating	1
0		Year Remodeled	60
1	6 Rooms	Depreciation %	134,600
6	Total Rooms:	Functional Obsol	
02	Average	External Obsol	
02	Average	Trend Factor	
1	Kitchens	Condition	
	Whirlpool Tubs	Condition %	
	Hot Tubs	Percent Good	
	Sauna (SF Area	Cns Sect Rcnld	
	Fin Bsmnt Qual	Dep % Ovr	
	Bsmnt. Garages	Dep Ovr Comment	
	Interior Cond	Misc Imp Ovr	
	Fireplaces	Misc Imp Ovr Comment	
	Ceiling Height	Cost to Cure Ovr	
		Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Sub	Yr Bld	Unit	Yr Blt	Cond. C	% Gd	Grade
SHD1	Shed	FR	146	11.00	1957	1	0
						3	1.00
						0	0

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Unit Cost	
BAS	First Floor	1,276	1,276	87.19	
BSM	Basement Area	0	1,276	17.42	
FAT	Attic, Finished	255	1,276	17.42	
FGR	Garage	0	220	34.88	
FOP	Porch, Open	0	14	18.68	
FSP	Porch, Screen	0	260	21.80	
PTS	Patio - Stone	0	104	13.41	
Ttl Gross Liv / Lease Area				1,531	4,426
				Undeprec. Value	111,254
					22,233
					7,673
					262
					5,667
					1,395
					170,717

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
MELILLO JERRY M			6 Septic 2 Public Water	1 Public		Code: 1-1 Appraised: 425,600	Assessed: 297,900
14 STONEWALL LN			SUPPLEMENTAL DATA			Code: 1-3 Appraised: 134,600	Assessed: 94,200
FALMOUTH MA 02540			Alt Prcl ID: 53033070A Historic ID: 505 Census: WestportC G13 Survey Ma: 9048			Total: 560,200	392,100
			GIS ID: C06023000			VISION	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
MELILLO JERRY M	3573	0261	12-09-2014	U	I	0	29		
MELILLO JERRY M	2448	0304	08-11-2004	U	I	0	29		
MELILLO JOSEPH P JR EST OF	1984	0033	04-19-2002	U	I	0	29		
MELILLO JOSEPH P JR	0078	0613	10-06-1945	U	V	0	29		
		Total							

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD		
Nbhd	Sub	Batch
0002	R	0002
NOTES		

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Description	Amount

LAND LINE VALUATION SECTION					
B Use Code	Description	Zone	Land	Land Units	Unit Price
1	101 Single Family Re	A		0.300 AC	360,000
		Cond.	Nbhd.	Nbhd. Adj	
		1.00	150	1.500	
		Site Index	5		
		Size Adj	2.62731		
		Parcel Total Land Area: 0.3000			
		Total Card Land Units: 0.300 AC			

VISIT / CHANGE HISTORY			
Date	Id	Type	Is
05-22-2020	SR		
03-02-2020	VA		
04-13-2015	VA		
03-11-2015	BG		
02-04-2015	VA		
09-20-2005	VA		
07-29-2005	JG	1	
Purpost/Result			
21 DC Review			
60 Mailer Sent			
10 Measur/LrSnt - Letter Sent			
04 Measur/Vac/Boarded up			
66 INSPECTION NOTICE SE			
10 Measur/LrSnt - Letter Sent			
01 Measured/No Interior Insp.			

APPROXIMATED VALUE SUMMARY	
Appraised Bldg. Value (Card)	134,600
Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	425,600
Special Land Value	0
Total Appraised Parcel Value	560,200
Valuation Method: C	

LOCATION ADJUSTMENT	
Location Adjustment	1.0000
Adj Unit P	Land Value
	425,600

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 38 Bridge St. has been filed in the Office of the Town Building Official on 3/2/2021.

Name and address of the owner: Two Ninety Six LLC
Age of the building or structure: 1950
Square footage of the building or structure: 1200 sqft.

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

Ad Content Proof

Note: Ad size does not reflect actual ad

DEMOLITION Notice is hereby given that Two Ninety Six LLC, Angelo Lisa, has filed an application with the Westport Building Department for approval to demolish the building or structure described below:
Year Built: 1957
Address: 38 Bridge Street, Westport, CT 06880
Type of structure: One Story Ranch house.
Name: Two Ninety Six, LLC
Owner address: 49 Len Drive, Milford, CT 06461

<u>Ad Order Number</u> 0002615561	<u>Customer Account</u> 214141
<u>Sales Rep.</u> kpalimero	<u>Customer Information</u> LISI, ANGELO 49 Len Dr MILFORD CT 06460 USA
<u>Ordered By</u> ANGELO	<u>Phone:</u> 2036505669 <u>Fax:</u> 2038789365 <u>Email:</u> homebuildersmilford@aol.com
<u>Order Source</u> Phone	

Ad Cost \$19.84 Payment Amt \$19.84 Amount Due \$0.00

Blind Box Materials

Order Notes

Ad Number 0002615561-01 External Ad # Pick Up Number

Ad Type BR Legal Liner Ad Size 2 X 8 li PO Number

Color Color Requests

Product and Zone # Inserts Placement

Westport News 1 BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
3/5/2021



RECEIVED

RECEIVED

MAR 23 2021

MAR 22

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

WESTPORT BUILDING DEPT
1955

1. 4 Pequot Trail
ADDRESS OF WORK (Please Print)

2. Paul and Alex Richards
NAME OF CURRENT PROPERTY OWNER (Please Print)

3. 850 Pacific St, Apt 1601, Stamford, CT, 06902
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

4. Coastal Luxury Homes LLC
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. Whole Structure 3,383 sq ft
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. John Burtche Excavating and Trucking
DEMOLITION CONTRACTOR (Please Print)

DATE BUILT (From Assessor's Card) 1955

TELEPHONE 203-246-7303

EMAIL richards.paul@stcglobal.net

TELEPHONE 203-460-0205

LICENSE NUMBER DMCR.001128

EMAIL Jburtche@gmail.com

- 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).
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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.
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SIGNATURE OF HDC OFFICIAL _____ DATE _____

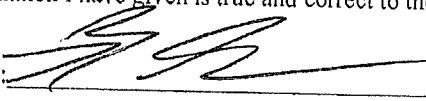
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- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
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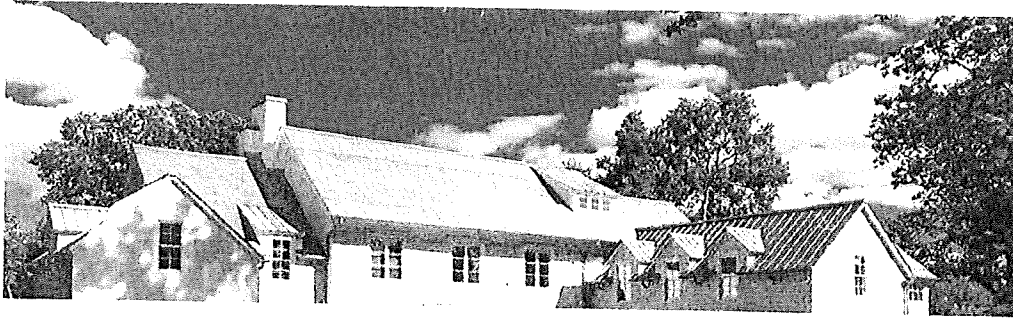
I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all 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: 3/22/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880

203-984-6869 joe@coastal-lux.com

Re: Letter of Authorization

January 22, 2021

To Whom It May Concern,

We give Coastal Luxury Homes LLC as our representatives, permission on our behalf, to execute any documents necessary pertaining to a demolition permit for my single family dwelling located at 4 Pequot Trail Westport, CT 06880.

Thank you,

Paul and Alex Richards
4 Pequot Trail
Westport, CT 06880

Ad Order Number 0002620848	Customer Account 348858
Sales Rep. mhutchings	Customer Information CONOR MACCABE COASTAL LUXURY HOMES 1723 POST RD E WESTPORT CT 06880 USA
Order Taker mhutchings	Phone: 2038567287
Ordered By CONOR	Fax:
Order Source Phone	Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances of the Town of Westport, notice is hereby given that a demolition permit application for the building or structures at 4 Pequot Trail, Westport, CT has been filed in the Office of the Town Building Official on March 22, 2021.

Name and address of the owner: Paul and Alex Richards
850 Pacific St, Apt 1601
Stamford, Ct, 06902

Age of the building or structure: 66 Years Old

Square footage of the building or structure: 3,383 Gross Sq. Ft.

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

Ad Cost \$38.44	Payment Amt \$38.44	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002620848-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 15 ft	PO Number
Color \$0.00	Color Requests	

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

Run Dates
3/28/2021

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:

- Bertozzi, Carlo Alberto; 5 Pioneer Rd, Westport, CT, 06880
- Bockhaus, Jay B TR & Gabri; 28 Sylvan Road N, Westport, CT, 06880
- Guttman, Joashua & Emily; 3 Pioneer Rd, Westport, CT, 06880
- Luftig, Charles Ethan & LI; 2 Pequot Trail, Westport, CT, 06880
- Molko, Tobi and Kizner ADA; 6 Pequot Trail, Westport, CT, 06880
- Nolan, Thomas S & Angela M; 7 Pequot Trail, Westport, CT, 06880
- Pines Craig & Amy; 5 Pequot Trail, Westport, CT, 06880
- Stites, Joyce E; 16 Danbury Ave, Westport, CT, 06880



Signature of owner or authorized agent

Date

Connor Maccabe
Print Name

BERTOZZI CARLO ALBERTO
5 PIONEER RD
WESTPORT, CT 6880

BOCKHAUS JAY B TR & GABRI
28 SYLVAN RD N
WESTPORT, CT 6880

GUTTMAN JOSHUA & EMILY
3 PIONEER RD
WESTPORT, CT 6880

LUFTIG CHARLES ETHAN & LI
2 PEQUOT TRL
WESTPORT, CT 6880

MOLKO TOBI AND KIZNER ADA
6 PEQUOT TRL
WESTPORT, CT 6880

NOLAN THOMAS S & ANGELA M
7 PEQUOT TRL
WESTPORT, CT 6880

PINES CRAIG & AMY
5 PEQUOT TR
WESTPORT, CT 6880

STITES JOYCE E
16 DANBURY AVE
WESTPORT, CT 6880

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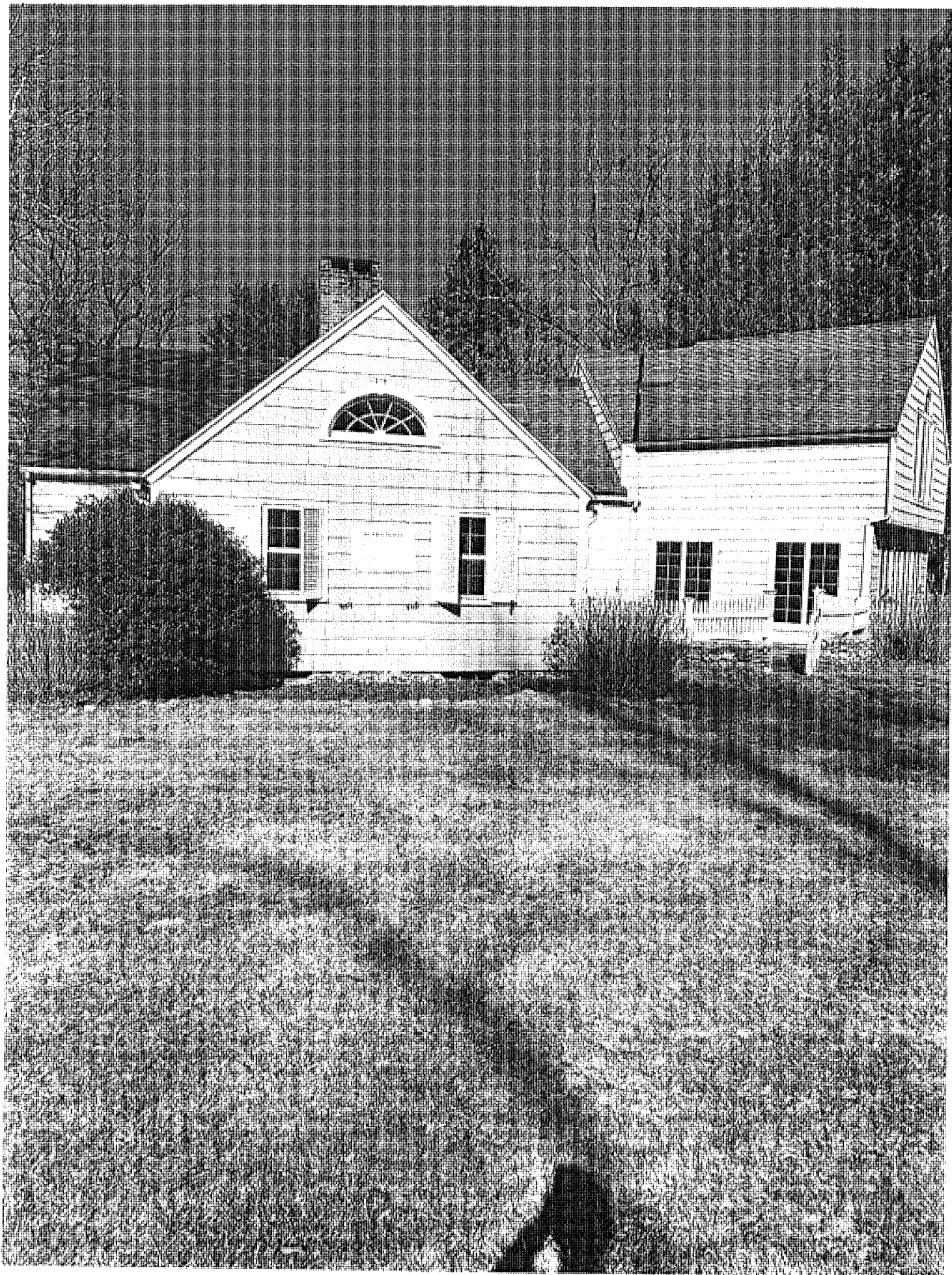
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FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

1. 2 Surf Road, Westport CT | 1968

ADDRESS OF WORK (Please Print) | **DATE BUILT (From Assessor's Card)**

Matthew Feldman and Theanne Chivily | 203 435 2574

2. **NAME OF CURRENT PROPERTY OWNER (Please Print)** | **TELEPHONE**

11 Over Rock Lane, Westport CT 06880 | mfeldman@willkie.com

ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | **EMAIL**

4. Francis Albis AIA, 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. full demolition of 6,951 square foot two story wood framed single family residence

SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. to be determined

DEMOLITION CONTRACTOR (Please Print) | **TELEPHONE** | **LICENSE NUMBER**

EMAIL

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(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:** 03/24/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

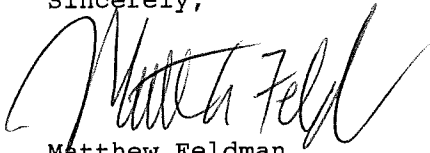
VITA DESIGN
GROUP

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

March 6, 2021

I, Matthew Feldman, authorize Vita Design Group as my agent for the demolition permitting process at 2 Surf Road, Westport CT 06880.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Feldman", written in a cursive style.

Matthew Feldman



DEMOLITION

DEMOLITION

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) 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.

Address of Property to be Demolished: 2 Surf Road, Westport

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

Description and Type of Structure to be Demolished:
Single family two story wood framed structure. 6,951 square foot structure constructed in 1968.

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

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



RICHARD GUREGA
4 Surf Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



62 BERMUDA RD ASSOC LLC
62 Bermuda Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



GEORGE AMATUZZI & DEANNA MAGGIULLI
57 Bermuda Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



ANGELA FOGEL
53 Bermuda Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



STEPHEN SIU
1 Surf Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



FRANKLIN & SUSAN RUBENSTEIN
3 Surf Road
Westport CT 06880

VITA DESIGN GROUP
1 Wilton Road
Westport Connecticut 06880



LORNA MACK
51 Bermuda Road
Westport CT 06880



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

SAMPLE
LETTER

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 24, 2021

62 BERMUDA RD ASSOC LLC
62 Bermuda Road
Westport CT 06880

Dear 62 BERMUDA RD ASSOC LLC,

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: 2 Surf Road, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 6,951 square foot structure constructed in 1968.

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:

62 BERMUDA RD ASSOC LLC 62 Bermuda Road, Westport CT 06880

GEORGE AMATUZZI & DEANNA MAGGIULLI 57 Bermuda Road, Westport CT 06880

ANGELA FOGEL 53 Bermuda Road, Westport CT 06880

RICHARD GUREGA 4 Surf Road, Westport CT 06880

FRANKLIN & SUSAN RUBENSTEIN 3 Surf Road, Westport CT 06880

STEPHEN SIU 1 Surf Road, Westport CT 06880

LORNA MACK 51 Bermuda Road, Westport CT 06880



Signature of owner or authorized agent

Date 03/24/2021

Francis Albis AIA

Ad Order Number

0002620581

Customer Account

327304

Sales Rep.

mhutchings

Customer Information

VITA DESIGN GROUP

Order Taker

mhutchings

57 Main St

WESTPORT CT 06880

USA

Ordered By

FRANCIS

Phone: 2032831561**Order Source**

Phone

Fax:**E-Mail:****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)(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 .

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Description and Type of Structure to be Demolished:
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The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost

\$37.20

Payment Amt

\$0.00

Amount Due

\$37.20

Blind Box**Materials****Order Notes****Ad Number**

0002620581-01

External Ad #**Pick Up Number****Ad Type**

BR Legal Liner

Ad Size

2 X 15 li

PO Number**Color**

\$0.00

Color Requests**Product and Zone**

Westport News

Inserts

1

Placement

BR Legal

Note: Retail Display Ads May Not End In Identified Placement

Run Dates

3/26/2021

2 SURF RD

Location 2 SURF RD

Mblu B01 / 030/000 /

Acct# 13678

Owner FELDMAN MATTHEW A &
CHIVILY THEANN

Assessment \$2,150,100

Appraisal \$3,071,500

PID 9533

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,319,500	\$1,752,000	\$3,071,500
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$923,700	\$1,226,400	\$2,150,100

Owner of Record

Owner	FELDMAN MATTHEW A & CHIVILY THEANN	Sale Price	\$2,100,000
Co-Owner		Certificate	
Address	2 SURF RD	Book & Page	3983/171
	WESTPORT, CT 06880	Sale Date	02/14/2020
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FELDMAN MATTHEW A & CHIVILY THEANN	\$2,100,000		3983/171	00	02/14/2020
HALPIN JOAN R	\$1,100,000	1	0984/0327	00	12/28/1988

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 6,951
Replacement Cost: \$1,622,261
Building Percent Good: 66

Replacement Cost

Less Depreciation: \$1,070,700

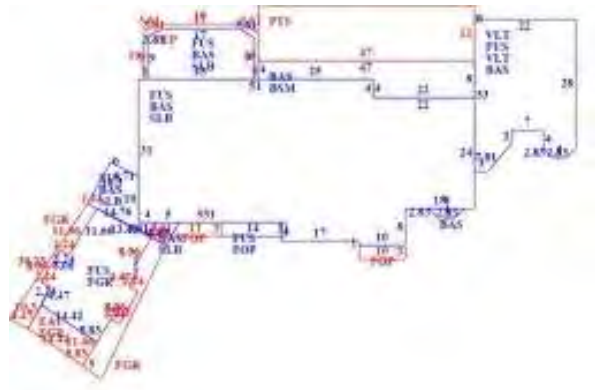
Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type I
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	4
Total Rooms:	12 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	3
Ceiling Height	9.00
Elevator	
Sprinklers	No
Acc Apts	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/\00\03\17\35.jpg>)

Building Layout



(<ParcelSketch.aspx?pid=9533&bid=9533>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,535	3,535
FUS	Upper Story, Finished	3,416	3,416
BSM	Basement Area	276	0
EAU	Attic, Expansion, Unfinished	84	0
FEP	Porch, Enclosed	294	0
FGR	Garage	665	0
FOP	Porch, Open	102	0
SLB	Slab	2,624	0
TRS	Terrace - Stone	564	0
		11,560	6,951

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	201L
Description	Single Family OF
Zone	A
Neighborhood	200
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.65
Frontage	0
Depth	0
Assessed Value	\$1,226,400
Appraised Value	\$1,752,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	WD	Wood	450.00 S.F.	\$147,700	1
DCK	Dock/Pier	CN	Concrete	280.00 S.F.	\$101,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,908,500	\$1,992,600	\$3,901,100
2018	\$1,905,000	\$1,992,600	\$3,897,600
2017	\$1,905,000	\$1,992,600	\$3,897,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,336,000	\$1,394,800	\$2,730,800
2018	\$1,333,500	\$1,394,800	\$2,728,300
2017	\$1,333,500	\$1,394,800	\$2,728,300



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

1. _____ 307 Bayberry Lane

ADDRESS OF WORK (Please Print)

1950

DATE BUILT (From Assessor's Card)

2. _____ Richard Denholtz

Trust

(303) 263-1977

NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE

3. _____ 307 Bayberry Lane

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

peterdenholtz@gmail.com

EMAIL

4. _____ Megan Robertson 181 Main Street Unut C Monroe, CT
06468

REPRESENTATIVE (If applicable) (Please Print)

NAME AND ADDRESS OF LEGAL

Attach copy of letter of authorization from owner.

5. _____ 3465 sq ft split-level single-family home.

SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. (203) 515-0123 Walsh and Sons

(Please Print)

TELEPHONE

DMCR 001217

LICENSE NUMBER

DEMOLITION CONTRACTOR

Walshandsons@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 _____

Application for Demolition Permit (continued)

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 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: 3/22/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	1.5	1 1/2 Stories			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Occupancy	1	Wood Shingle
Exterior Wall 1	14	Gable
Exterior Wall 2	03	Asphalt Shingl
Roof Structure:	03	Drywall
Roof Cover:	05	
Interior Wall 1		
Interior Wall 2		
Interior Fir 1	14	Carpet
Interior Fir 2	12	Hardwood
Heat Fuel	02	Oil
Heat Type:	04	Forced Air
AC Type:	03	Central
Total Bedrooms	04	4 Bedrooms
Total Bathrms:	4	4 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixrs	2	
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Kitchens		
Whirlpool Tubs	1	
Hot Tubs		
Sauna (SF Area		
Fin Basement		
Fin Bsmt Qual	0	
Bsmt. Garages	A	
Interior Cond	1	
Fireplaces		
Ceiling Height	8.00	

CONDO DATA

Parcel Id	Code	Description	Factor%
Adjust Type			
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

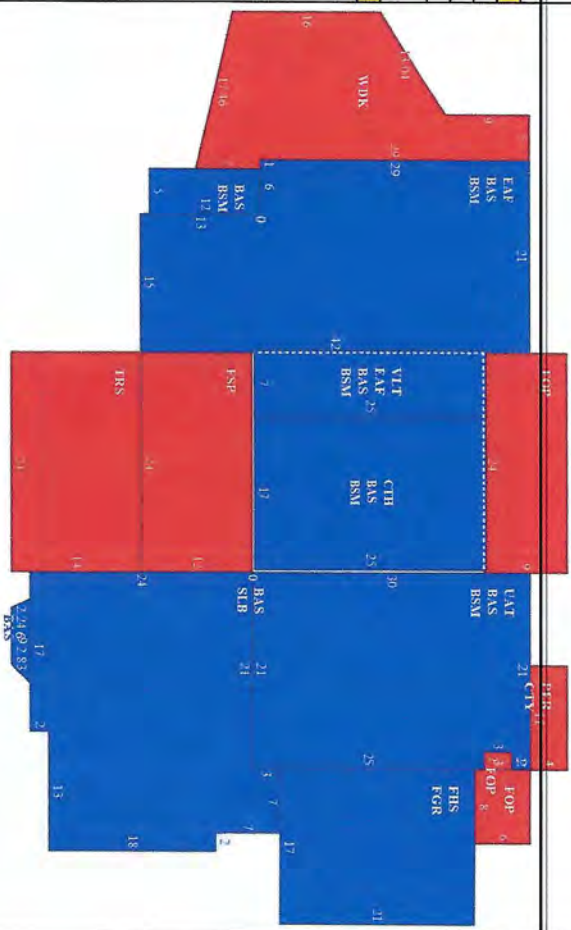
Building Value New	596,001
Year Built	1950
Effective Year Built	
Depreciation Code	A
Remodal Rating	
Year Remodeled	1977
Depreciation %	42
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	58
Cns Sect Rchld	345,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub TV	LB	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
SPL1	InGroun	CRH	Heat/	L	648	61.00	1950	5	60	4	1.35	32,000
GAR1	Garage	FR	Frame	L	648	31.37	1974	5	60	3	1.00	10,800
GAZ1	Gazabo	FR	Frame	L	121	108.00	1950	5	60	3	1.00	7,800
SHD1	Shed	FR	Frame	L	96	11.00	1975	5	60	3	1.00	600
GEN	Generat			B	1	0.01	2015		58		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,810	2,810		122.09	343,084
BSM	Basement Area	0	2,088		24.44	51,035
CTH	Cathedral Ceiling	0	425		24.42	10,378
CTY	Court Yard	0	44		0.00	0
EAF	Attic, Expansion, Finished	441	979		55.00	53,843
FGR	Garage	0	357		48.91	17,459
FHS	Half Story, Finished	214	357		73.19	26,128
FOP	Porch, Open	0	270		24.42	6,593
FSP	Porch, Screen	0	288		30.52	8,791
PER	Percola	0	44		11.10	488
	Ttl Gross Liv/Lease Area	3,465	9,916			539,654



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT
DENHOLTZ RICHARD A TR		6 Septic 5 Well	1 Public		RES LAND DWELLING RES OUTBL
					Code Code Code
					Appraised Appraised Appraised
					704,710 345,700 51,200
					Assessed Assessed Assessed
					493,300 242,000 35,900

Att Ptd ID	Historic ID	Census	WestportC	Survey Ma	GIS ID	Assoc Ptd#	Asking \$
5929247	503	B37	7463		E18001000		

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
DENHOLTZ RICHARD A TR	3919	05-23-2019	U	I	0	29	2019	1-1	509,800	2018	1-1	509,800
DENHOLTZ RICHARD A & JEAN A TRUSTEE	3128	10-18-2010	U	I	0	29		1-3	298,600		1-3	280,400
DENHOLTZ RICHARD A & JEAN	2376	03-22-2004	U	I	0	29		1-4	35,900		1-4	35,900
DENHOLTZ RICHARD A	0435	11-15-1976	U	V	0	29		Total	844,300	Total	826,100	771,200

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
Total						

ASSESSING NEIGHBORHOOD	Tracing	Batch
Nbhd 0004	Sub R	Nbhd Name 0004

APPRAISED VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	345,700	0	51,200	704,710	0	1,101,610	C

1 - 4 FIX BATH
 NOTE: TEN ON LOT E18/002

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

LAND LINE VALUATION SECTION

Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	101R Single Family R	AAA		2.0601 AC	360,000	0.50275	5	1.00	180	1,800		AR	1.0500	704,710
Total Card Land Units 2.0601 AC Parcel Total Land Area 2.0600 Total Land Value 704,710														

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	08-19-2020	SR				Field Review
	08-20-2019	TM	1	1	76	QC-REVAL
	10-31-2015	VA			80	Data Mailer No Change
	02-15-2013	TM	7	1	55	NDAH - Visual
	10-21-2010	TM	6	71	Owner Inquiry - Field Insp	
	11-03-2005	JG	1	1	00	Measur+Listed
	10-20-2005	JB	1	1	01	Measured/No Interior Insp

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																				
Element	Cd	Description	Element	Cd	Description																		
Style:	04	Cape Cod	Fireplaces	1																			
Model	01	Residential	Ceiling Height	8.00																			
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Stories:	1.5	1 1/2 Stories	<table border="1"> <thead> <tr> <th colspan="3">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>C</th> <th>Ownr</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th>Adjust Type</th> <th>Code</th> <th>Factor%</th> </tr> <tr> <td>Condo Fir</td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> </tr> </tbody> </table>			CONDO DATA			Parcel Id	C	Ownr				Adjust Type	Code	Factor%	Condo Fir			Condo Unit		
CONDO DATA																							
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Occupancy	1	Wood Shingle	Year Built		
Exterior Wall 1	14		Effective Year Built		
Exterior Wall 2	03	Gable	Depreciation Code		
Roof Structure:	03	Asphalt Shingl	Remodel Rating		
Roof Cover	05	Drywall	Year Remodeled		
Interior Wall 1			Depreciation %		
Interior Wall 2			External Obsol		
Interior Fir 1	14	Carpet	Trend Factor		
Interior Fir 2	12	Hardwood	Condition		
Heat Fuel	02	Oil	Condition %		
Heat Type:	04	Forced Air	Percent Good		
AC Type:	03	Central	Cns Sect Rchld		
Total Bedrooms	04	4 Bedrooms	Dep % Ovr		
Total Bathrms:	4	4 Full Baths	Dep Ovr Comment		
Total Half Baths	1	1 Half Bath	Misc Imp Ovr		
Total Xtra Fixtrs	2		Misc Imp Ovr Comment		
Total Rooms:	7	7 Rooms	Cost to Cure Ovr		
Bath Style:	02	Average	Cost to Cure Ovr Comment		
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	0				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				

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Ttl Gross Liv / Lease Area

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DENHOLTZ RICHARD ATR	6 Septic 5 Well	1 Public			<table border="1"> <thead> <tr> <th>Description</th> <th>Code</th> <th>Appraised</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>RES LAND</td> <td>1-1</td> <td>704,710</td> <td>493,300</td> </tr> <tr> <td>DWELLING</td> <td>1-3</td> <td>345,700</td> <td>242,000</td> </tr> <tr> <td>RES OUTBL</td> <td>1-4</td> <td>51,200</td> <td>35,900</td> </tr> <tr> <td>Total</td> <td></td> <td>1,101,610</td> <td>771,200</td> </tr> </tbody> </table>	Description	Code	Appraised	Assessed	RES LAND	1-1	704,710	493,300	DWELLING	1-3	345,700	242,000	RES OUTBL	1-4	51,200	35,900	Total		1,101,610	771,200
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EXEMPTIONS	Amount	Code	Description	Number	Amount	OTHER ASSESSMENTS
Total						

ASSESSING NEIGHBORHOOD	Nbhd	Sub	Nbhd Name	Tracing	Batch
	0004	R	0004		
NOTES					

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

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
	B														
Total Card Land Units															
Parcel Total Land Area															
Total Land Value															

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value	1,101,610					

APPRAISED VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	345,700	0	51,200	704,710	0	1,101,610	C

VISION	6:58

AUP



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 307 Bayview Lane has been filed in the Office of the Town Building Official on 3/25/2021.

Name and address of the owner: MLR Properties LLC
Age of the building or structure: 1950
Square footage of the building or structure: 3465

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

APPROVED