



WESTPORTSM

Historic District Commission

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, APRIL 13, 2021 DRAFT MINUTES

Members Present:

Grayson Braun, Vice Chair
Marilyn Harding, Member
Randy Henkels, Acting Clerk
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 p.m. on **Tuesday, April 13, 2021** for the following purposes:

1. To approve the minutes of the March 9, 2021 special public meeting.
MOTION (made by Harding): To approve the minutes of the March 9, 2021 special public meeting.
SECOND: Henkels
SEATED: Braun, Harding, Henkels
VOTE: Unanimously approved.
2. To approve the minutes of the March 9, 2021 public meeting.
MOTION (made by Harding): To approve the minutes of the March 9, 2021 public meeting.
SECOND: Henkels
SEATED: Braun, Harding, Henkels
VOTE: Unanimously approved.
3. To approve the minutes of the March 24, 2021 special public meeting.
MOTION (made by Harding): To approve the minutes of the March 24, 2021 special public meeting.
SECOND: Henkels
SEATED: Braun, Harding, Henkels
VOTE: Unanimously approved.
4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated March 25, 2021 for replacement garage doors at **290 Main Street** which is located in the Gorham Avenue Local Historic District.

MOTION (made by Henkels): To approve a *Certificate of Appropriateness* application dated March 25, 2021 for replacement garage doors at 290 Main Street which is located in the Gorham Avenue Local Historic District.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved.

5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated March 26, 2021 to modify the location and reconstruct stone stairs and landings at **276 Main Street** which is located in the Gorham Avenue Local Historic District.

MOTION (made by Henkels): To approve a *Certificate of Appropriateness* application dated March 26, 2021 to modify the location and reconstruct stone stairs and landings at 276 Main Street which is located in the Gorham Avenue Local Historic District.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved.

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **38 Bridge Street** and require the full 180-day delay.

MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 38 Bridge Street.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **4 Pequot Trail** and require the full 180-day delay.

MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 4 Pequot Trail.

SECOND: Braun

SEATED: Braun, Harding, Henkels

VOTE: Approved 2-1 (AYE: Braun, Henkels; NAY: Harding). The remainder of the 180-day delay is WAIVED.

8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **2 Surf Road** and require the full 180-day delay.

MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 2 Surf Road.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **307 Bayberry Lane** and require the full 180-day delay.

MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 307 Bayberry Lane.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **20 Island Way** and require the full 180-day delay.

MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 20 Island Way.

SECOND: Harding

SEATED: Braun, Harding, Henkels

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

11. Discuss eligibility for Planning & Zoning 32-18 historic residential structure regulation at **251 Main Street** which is listed on the Historic Resources Inventory.
No action taken.
12. Discuss a possible text amendment #789 submitted by Mel Barr to further expand the list of incentives that could be granted by the P&Z Commission to enable lot area and lot shape relief for subdivisions of property located in the Residence A district.
MOTION (made by Henkels): To recommend a possible text amendment #789 submitted by Mel Barr to further expand the list of incentives that could be granted by the P&Z Commission to enable lot area and lot shape relief for subdivisions of property located in the Residence A district.
SECOND: Harding
SEATED: Braun, Harding, Henkels
VOTE: Unanimously approved.
13. To hear the Chairman's update.
No action taken.
14. To adjourn the meeting.
MOTION (made by Braun): To adjourn the meeting.

Meeting adjourned at 8:27 PM

Grayson Braun, Vice Chair
Historic District Commission
April 15, 2021

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 (CA)

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: 69 Kings Highway North

Owner: Jeffrey & Julia Boley

Phone: 203.247.3312 Email: jboley@boleyuniverse.com

Agent/Contractor: Megan Robertson

Address: 181 Main Street Suite C Monroe, CT 06468

Phone: 203.394.0289 Email: megan@mlrproperties.com

Anticipated date of completion: May 2021

Jeffrey V. Boley

April 23, 2021

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.

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

Date of Public Hearing: 5/11/21

- Certificate of Appropriateness APPROVED**
List any conditions or modifications:

- Certificate of Appropriateness DENIED**
List reasons for denial:

Signature/Chair, WHDC

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.

SECTION 4 (To be completed by the Historic District Commission)

FINAL APPROVAL

Signature/WHDC: _____ Date of Site Inspection: _____



WESTPORT™

Historic District Commission

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 865 7949 6397
Passcode: 999334
One tap mobile
+16468769923,,86579496397# US (New York)

Notice is hereby given that the Westport Historic District Commission will hold a Public Hearing at **7:00 p.m.** on **Tuesday, May 11, 2021** to hear:

1. A *Certificate of Appropriateness* application dated April 23, 2021 for gutters on new garage at **69 Kings Highway North** which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.

Special Notice Regarding This Electronic Meeting:

Comments from the public will be received during the Public Hearing. A copy of the application(s) and Historic District Commission agenda for the hearing is available on-line at www.westportct.gov, on the Town Calendar web page under May 11, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Legal Notice, Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Westport Historic District Commission Office at this time.

Bill Harris, Chair
Historic District Commission
April 27, 2021

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

Jeff & Julia Boley
69 Kings
Highway
North
Westport,
CT 06880
203.247.3312

Proposal for: Garage Gutter other than approved

We are requesting approval to change the originally approved 1/2 round gutters on the garage at 69 Kings Highway North.

We would like to change the gutters on the outside of the garage originally approved on plan drawings with the garage application approved (6/26/20). The original proposed gutters were a 1/2 round copper gutters.

We would like to change the gutters to be consistent with the main house gutters – K-shaped white gutters. The proposed gutters will be placed on either side of the garage. Based on the weather in the Northeast – these gutters will be more durable and able to hold the weight of heavy rains & snow more securely without needing replacement.

The proposed gutters are pictured below – but would be ordered in white to match the house.

Proposed Gutters



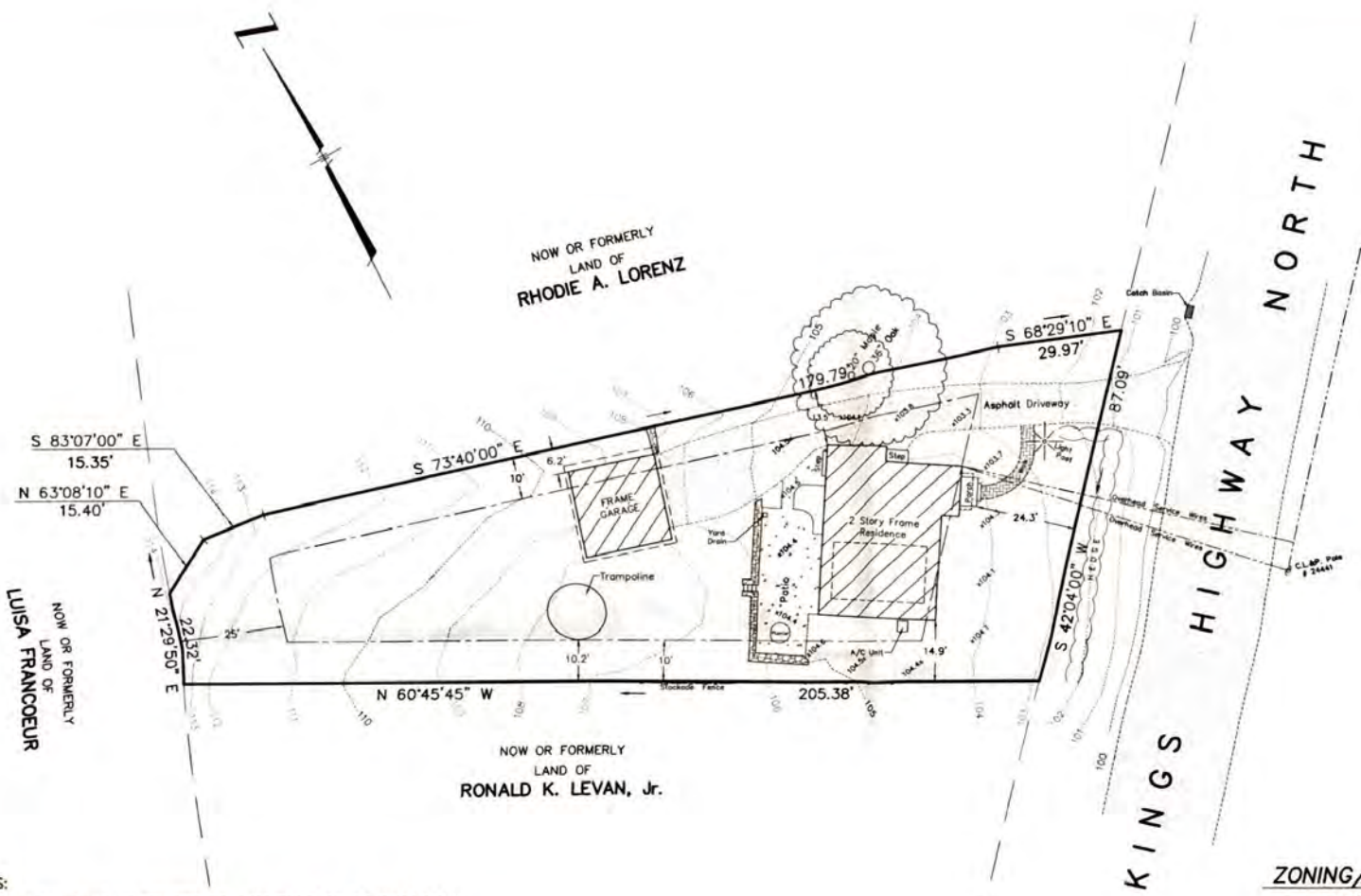
Overview Gutters

Color: White
Material: Aluminum
Style: K Shape

69 KHN House Gutters



BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	CROSS LOT AREA	= 13,046 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.
3	STREET AND ROAD	= 0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SQ. FT.
6	WETLANDS AREA	= 0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Lines 6 & 7)	= 0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Lines 5, and Line 9)	= 13,046 SQ. FT.



AVG. GRADE AROUND RESIDENCE:
 $104.1+103.8+103.3+103.7+104.3+104.1+104.4+104.5+104.5 = 1,458.7/14 = 104.19$
 ELEVATION OF ROOF PEAK = 132.79
 ELEVATION OF ROOF EAVE = 122.35
 ELEVATION OF ROOF MIDPOINT = $132.79+122.35 = 255.14/2 = 127.57$
HEIGHT OF RESIDENCE:
 ELEVATION OF ROOF MIDPOINT = $127.57-104.19 = 23.38$ FEET
 ELEVATION OF FINISH FLOOR = 105.73
 ELEVATION OF GARAGE FLOOR = 106.46

AS-BUILT BUILDING COVERAGE:
 RESIDENCE 1,281.9 SQ. FT.
 GARAGE 430.5 SQ. FT.
 TOTAL AS-BUILT BUILDING COVERAGE 1,712.4 SQ. FT. = 13.13 %

AS-BUILT LOT COVERAGE:
 AS-BUILT BUILDING COVERAGE 1,712.4 SQ. FT.
 DRIVEWAY 1,427 SQ. FT.
 TOTAL AS-BUILT LOT COVERAGE 3,139.4 SQ. FT. = 24.06 %

- NOTES:**
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1) THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
 - 2) THE TYPE OF SURVEY PERFORMED IS A BUILDING ZONING/LOCATION MAP.
 - 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFER TO APPROX. MEAN SEA LEVEL DATUM.
 - 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 022 ON ASSESSOR'S MAP C-09.
 - 6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
 - 7) THE SUBJECT PROPERTY IS OWNED BY JEFFREY V. BOLEY & JULIA SCHLUTER BOLEY REFER TO RECORD DEED VOL. 1341, PG. 289 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.

MAP REFERENCE:
 RECORD MAP # 8357, W.T.C.
 RECORD MAP # 1138, W.T.C. ENTITLED "MAP OF PROPERTY OF ALBERT U. LANGE NEGGER WESTPORT, CONN. MAY 1936 SCALE 1" = 40' CERTIFIED SUBSTANTIALLY CORRECT W.J. WOOD JR. CIVIL ENG. & SURVEYOR.
 RECORD MAP # 1318, W.T.C. ENTITLED "MAP OF PROPERTY OF ALPHONSE TOURIGNY WESTPORT, CONN. MAY 1938 SCALE 1" = 40' CERTIFIED SUBSTANTIALLY CORRECT W.J. WOOD JR. CIVIL ENG. & SURVEYOR.

**AREA = 13,046 SQ. FT.
 or 0.2995 AC.**

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

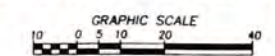
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.
 THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSSED SEAL

**ZONING/LOCATION SURVEY
 MAP OF PROPERTY**

PREPARED FOR
Jeffrey V. Boley & Julia Schluter Boley

69 KINGS HIGHWAY NORTH
WESTPORT, CONNECTICUT
 SCALE: 1" = 20' APRIL 23, 2010

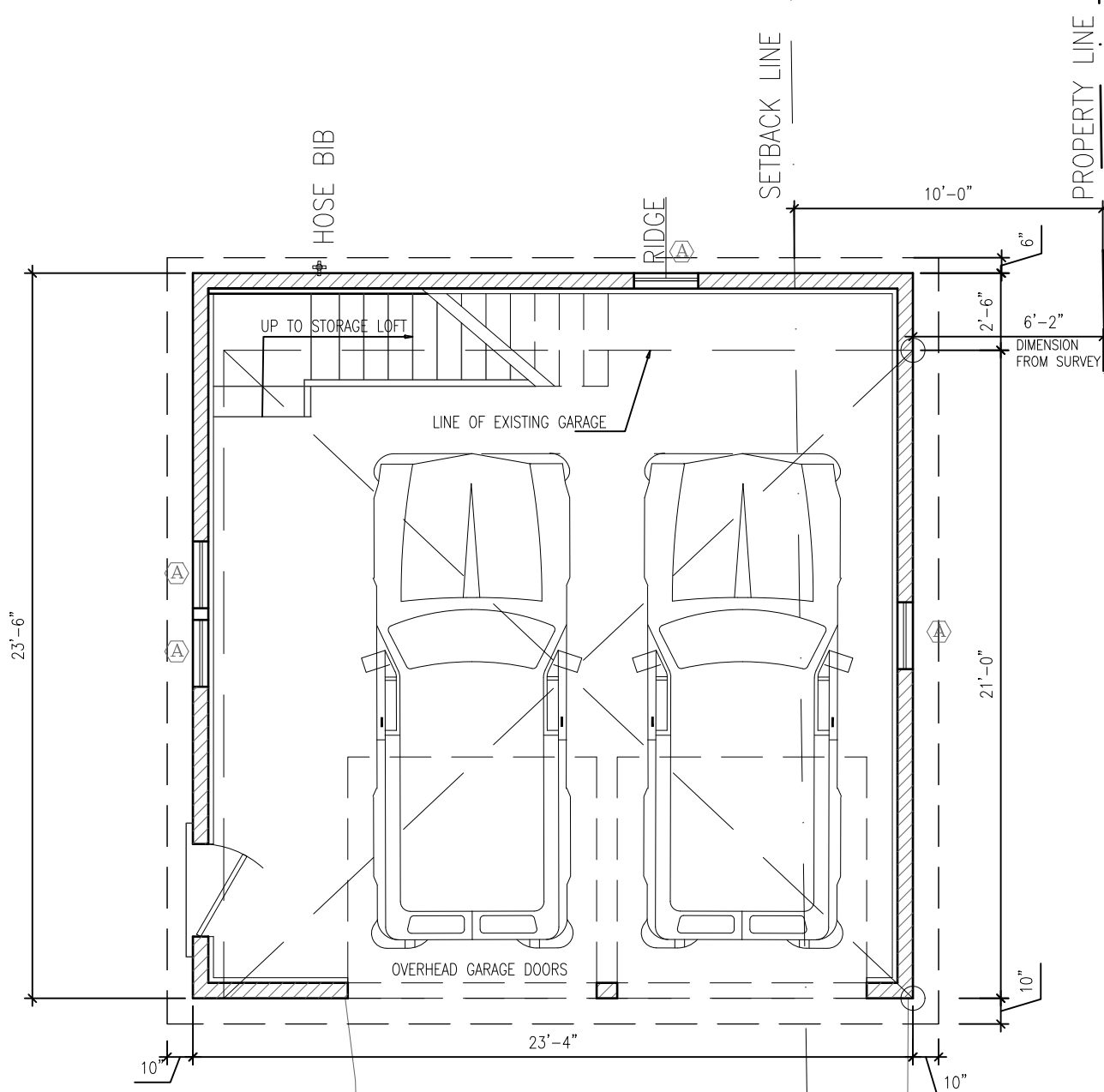


WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

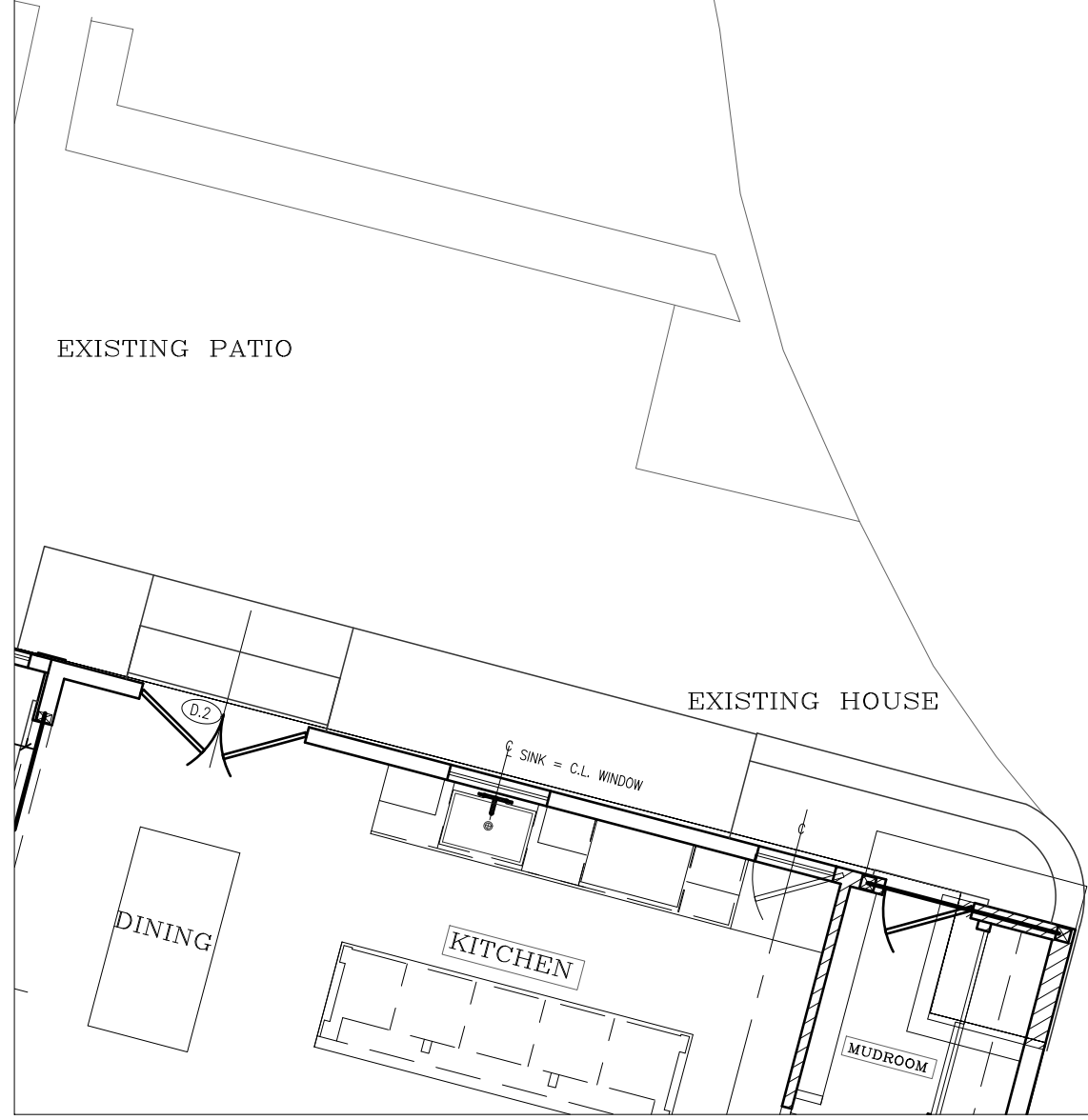
WALTER H. SKIDD, L.S. Conn. Reg. # 14663
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.
 TELEPHONE (203) 373-0401





1 PROPOSED GARAGE FLOOR PLAN
 A1.1 SCALE: 3/16" = 1'-0"

PROPOSED GARAGE = 23'-6" X 23'-4" = 548.25 SQ.FT.



A1.0

BOLEY RESIDENCE
PROPOSEED GARAGE DRAWINGS
 69 KING'S HIGHWAY NORTH
 WESTPORT, CT 06880

PERMIT DRAWINGS
SITE PLAN
 JUNE 24, 2020

REVISIONS	

ARCHITECT:
 DEIRDRE O'FARRELLY
 58 WRIGHT STREET
 WESTPORT, CT 06880
 TEL: (203) 227 8034
 E MAIL: kilshannig@att.net

ARCHITECT:
 DEIRDRE O'FARRELLY
 58 WRIGHT STREET
 WESTPORT, CT 06880
 TEL: (203) 277 8034
 E-MAIL: info@o'farrelly.com

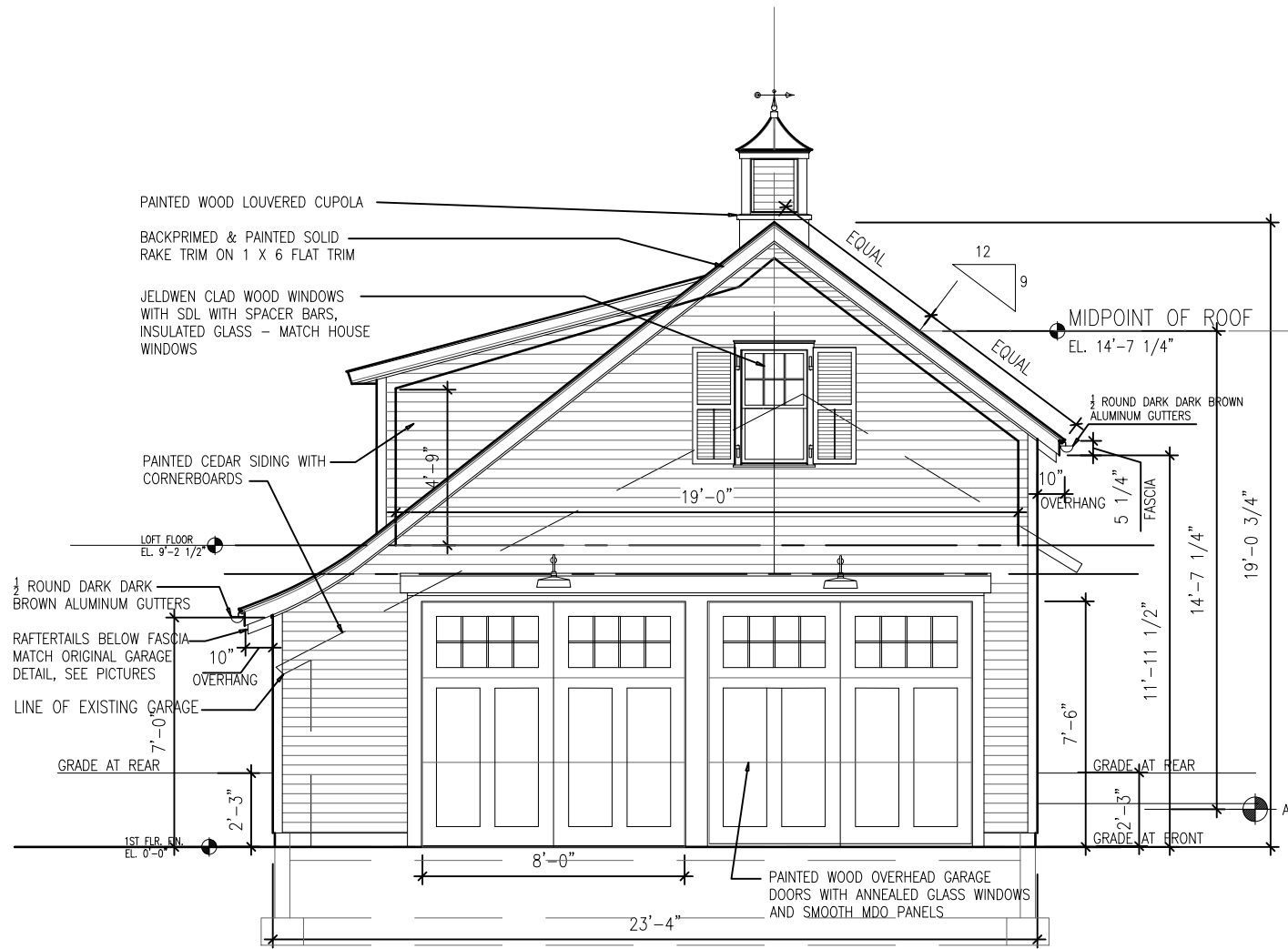
REVISIONS

NO.	DESCRIPTION

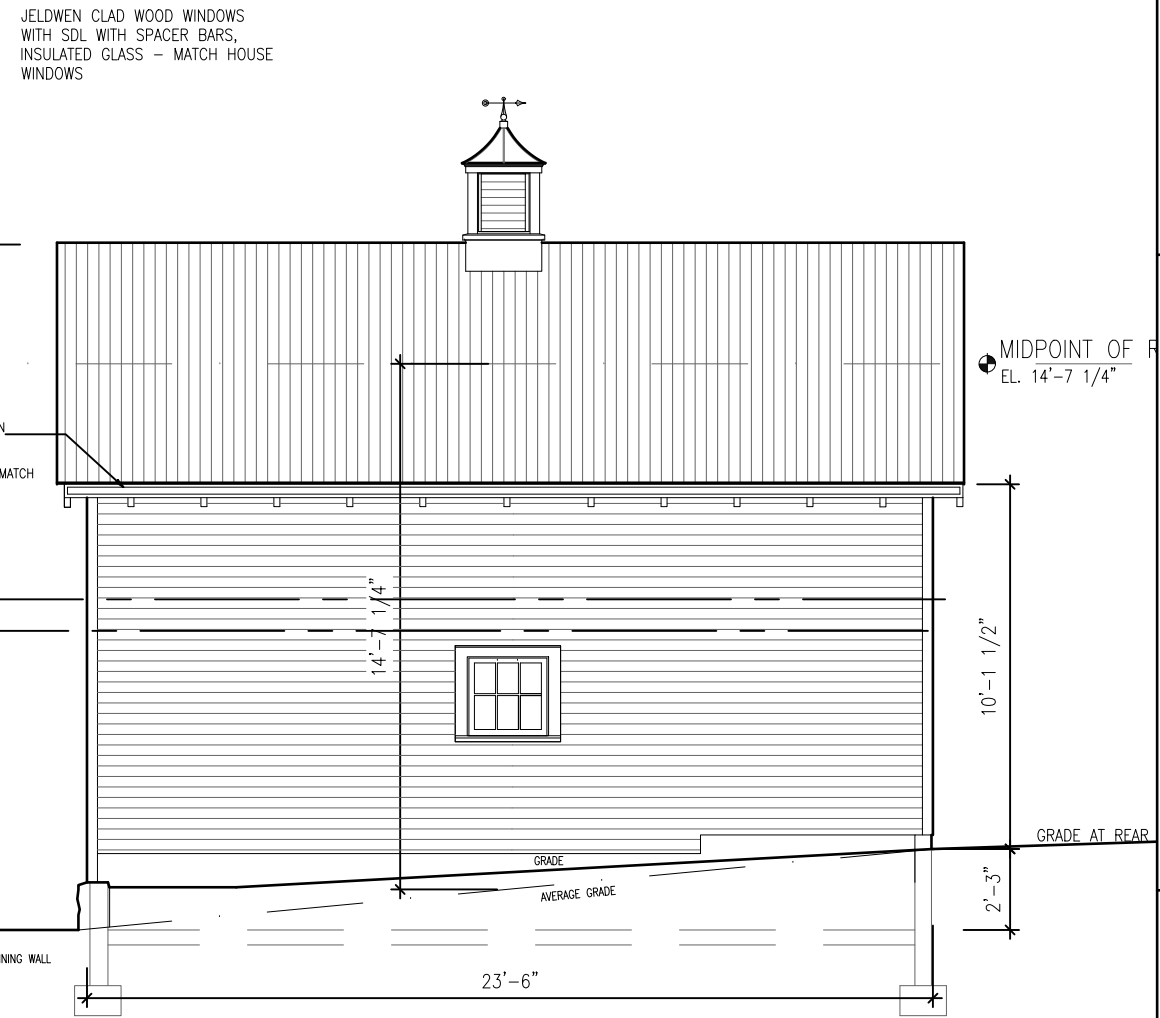
PERMIT DRAWINGS
 ELEVATIONS
 JUNE 24, 2020

BOLEY RESIDENCE
 PROPOSED GARAGE DRAWINGS
 69 KING'S HIGHWAY NORTH
 WESTPORT, CT 06880

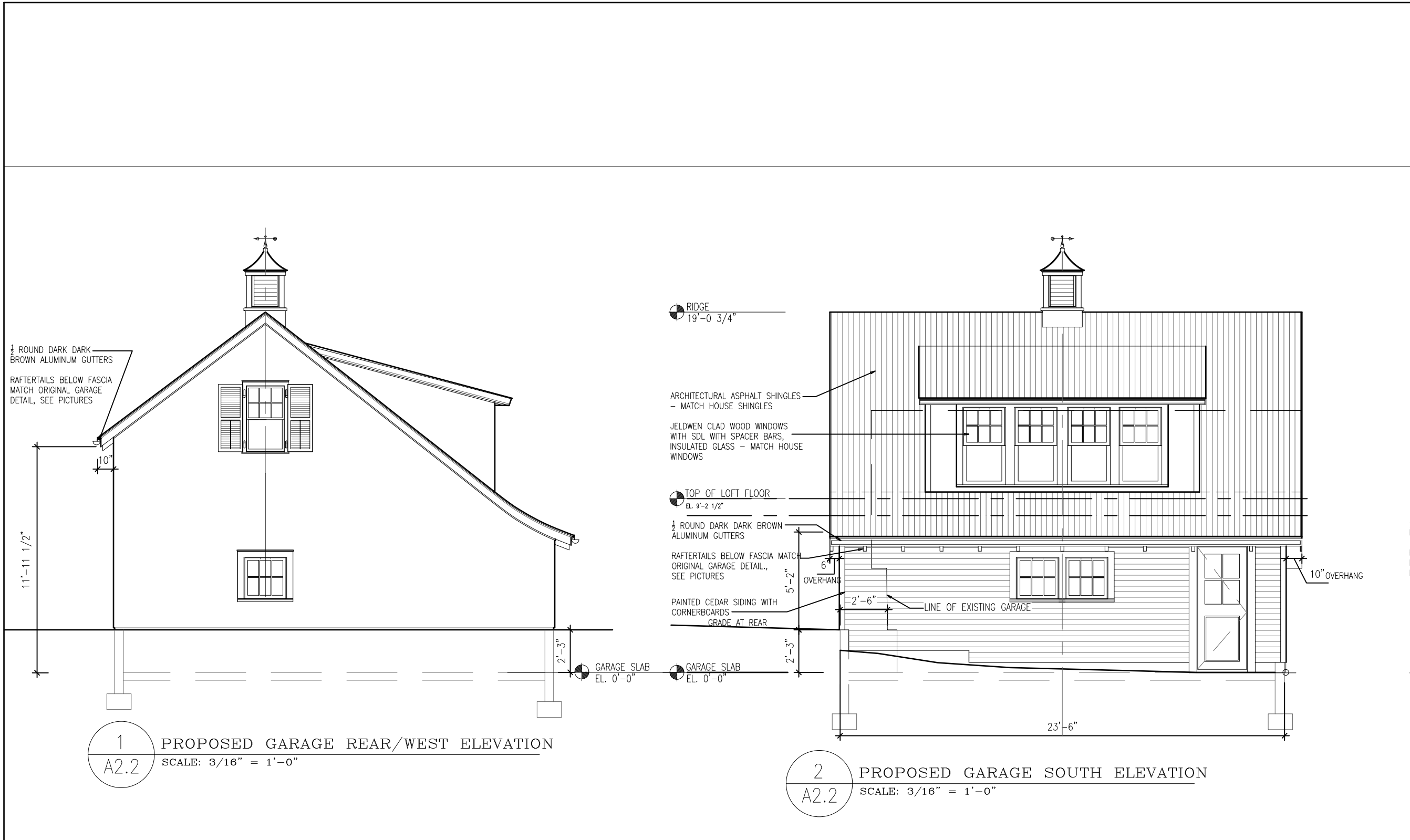
A2.1



1
 A2.1 ELEVATION TO STREET
 SCALE: 3/16" = 1'-0"



2
 A2.1 PROPOSED GARAGE NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



1
A2.2 PROPOSED GARAGE REAR/WEST ELEVATION
SCALE: 3/16" = 1'-0"

2
A2.2 PROPOSED GARAGE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

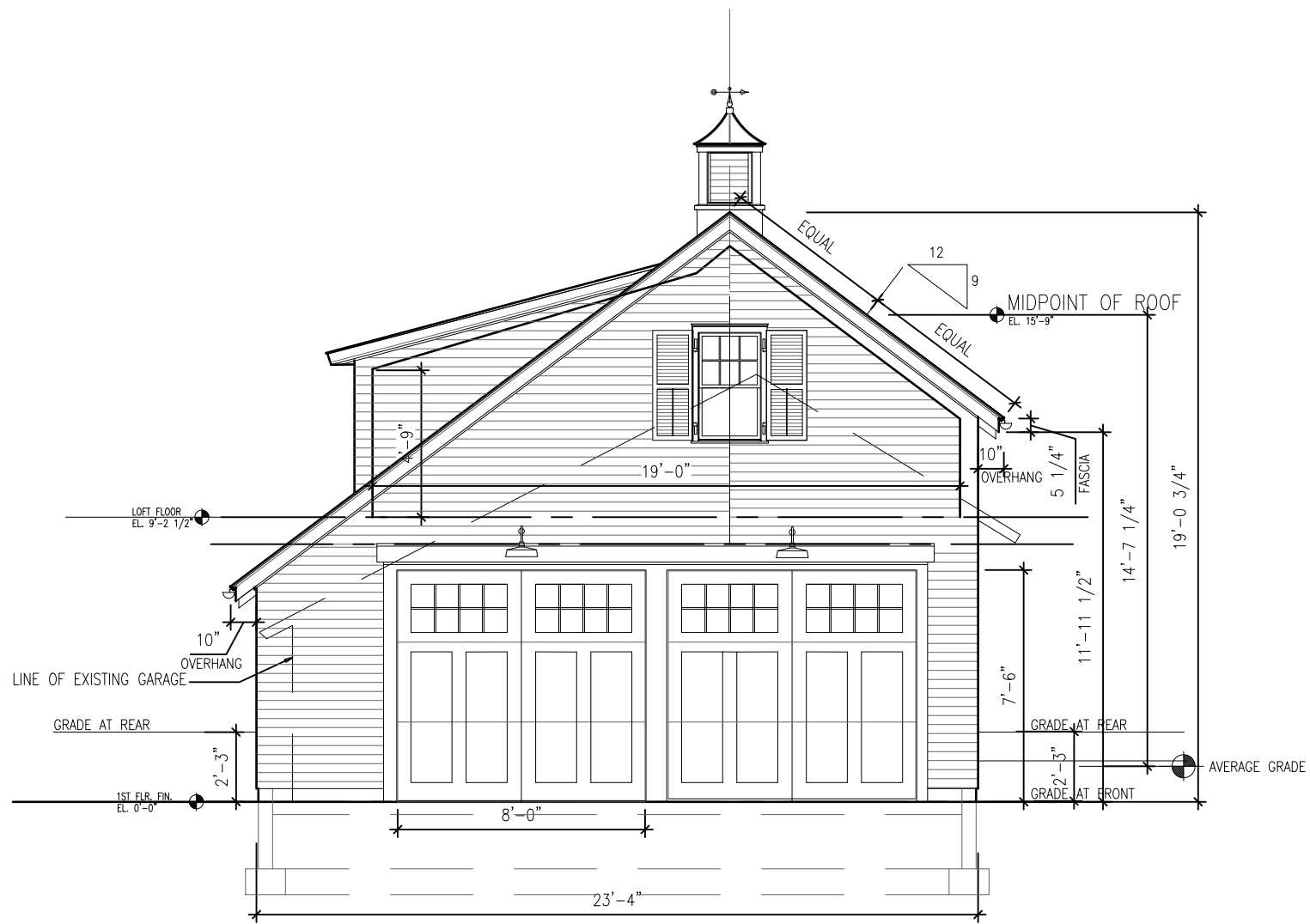
ARCHITECT:
 DEIRDRE OFARRELLY
 58 WRIGHT STREET
 WESTPORT, CT 06880
 TEL: (203) 227 8034
 E-MAIL: kishamig@att.net

REVISIONS

PERMIT DRAWINGS
 ELEVATIONS
 JUNE 24, 2020

BOLEY RESIDENCE
 PROPOSED GARAGE DRAWINGS
 69 KING'S HIGHWAY NORTH
 WESTPORT, CT 06880

A2.2



1
A2.1 ELEVATION TO STREET - Alternative without curve
SCALE: 3/16" = 1'-0"

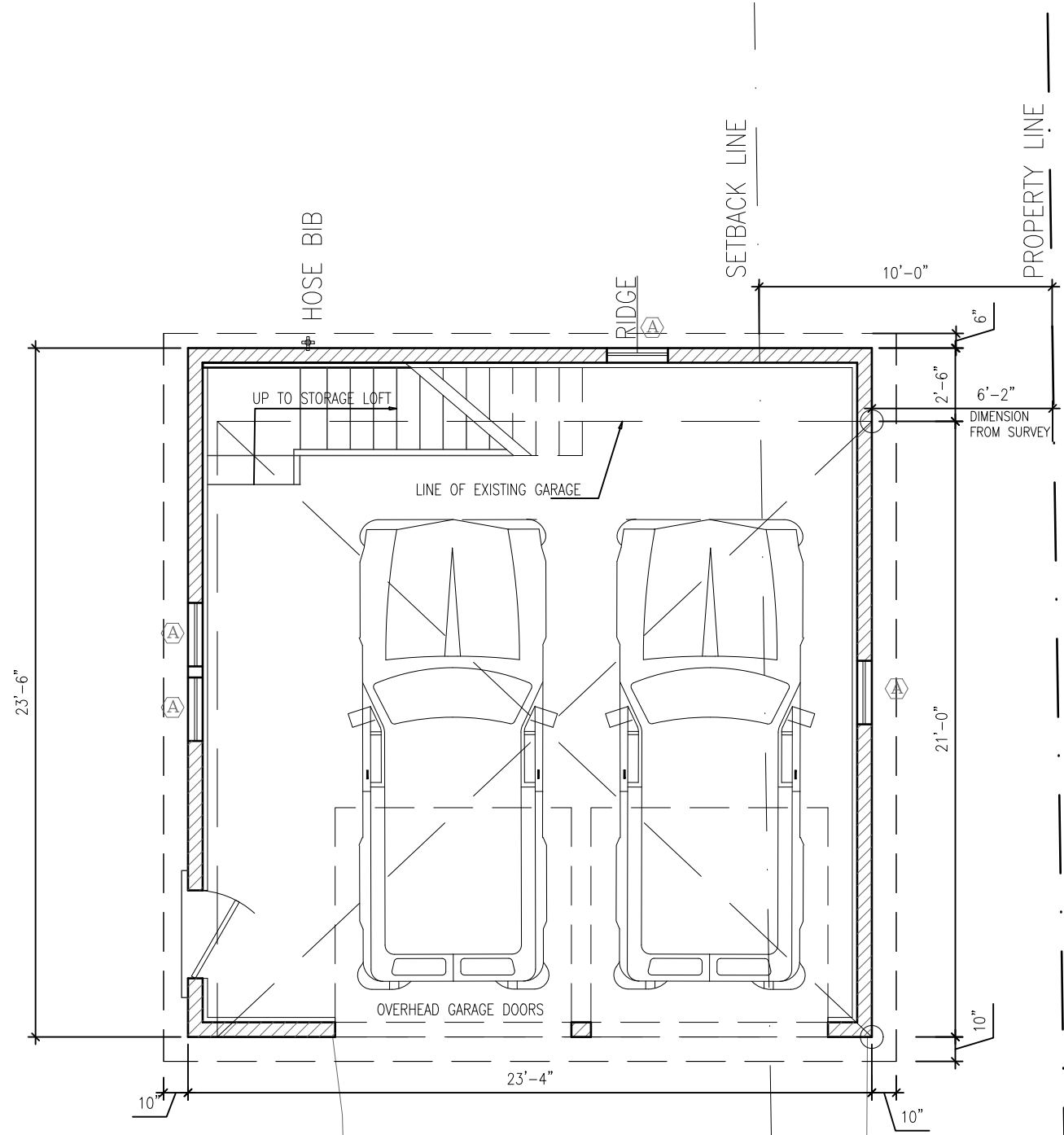
ARCHITECT:
DEIRDRE O'FARRELLY
58 WRIGHT STREET
WESTPORT, CT 06880
TEL: (203) 227 8034
E-MAIL: kishamig@att.net

REVISIONS

PERMIT DRAWINGS
ALTERNATIVE ELEVATION
JUNE 24, 2020

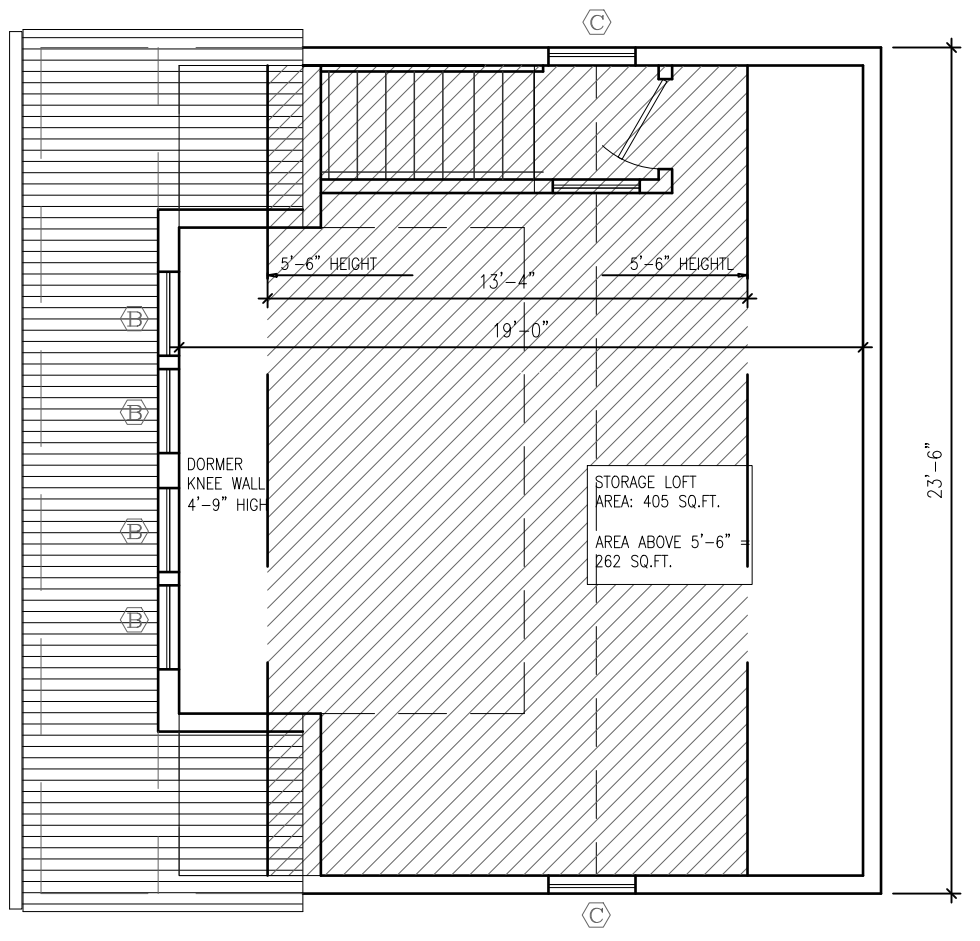
BOLEY RESIDENCE
PROPOSED GARAGE DRAWINGS
69 KING'S HIGHWAY NORTH
WESTPORT, CT 06880

A2.1a



1
A1.1 PROPOSED GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED GARAGE = 23'-6" X 23'-4" = 548.25 SQ.FT.



2
A1.1 PROPOSED STORAGE LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"

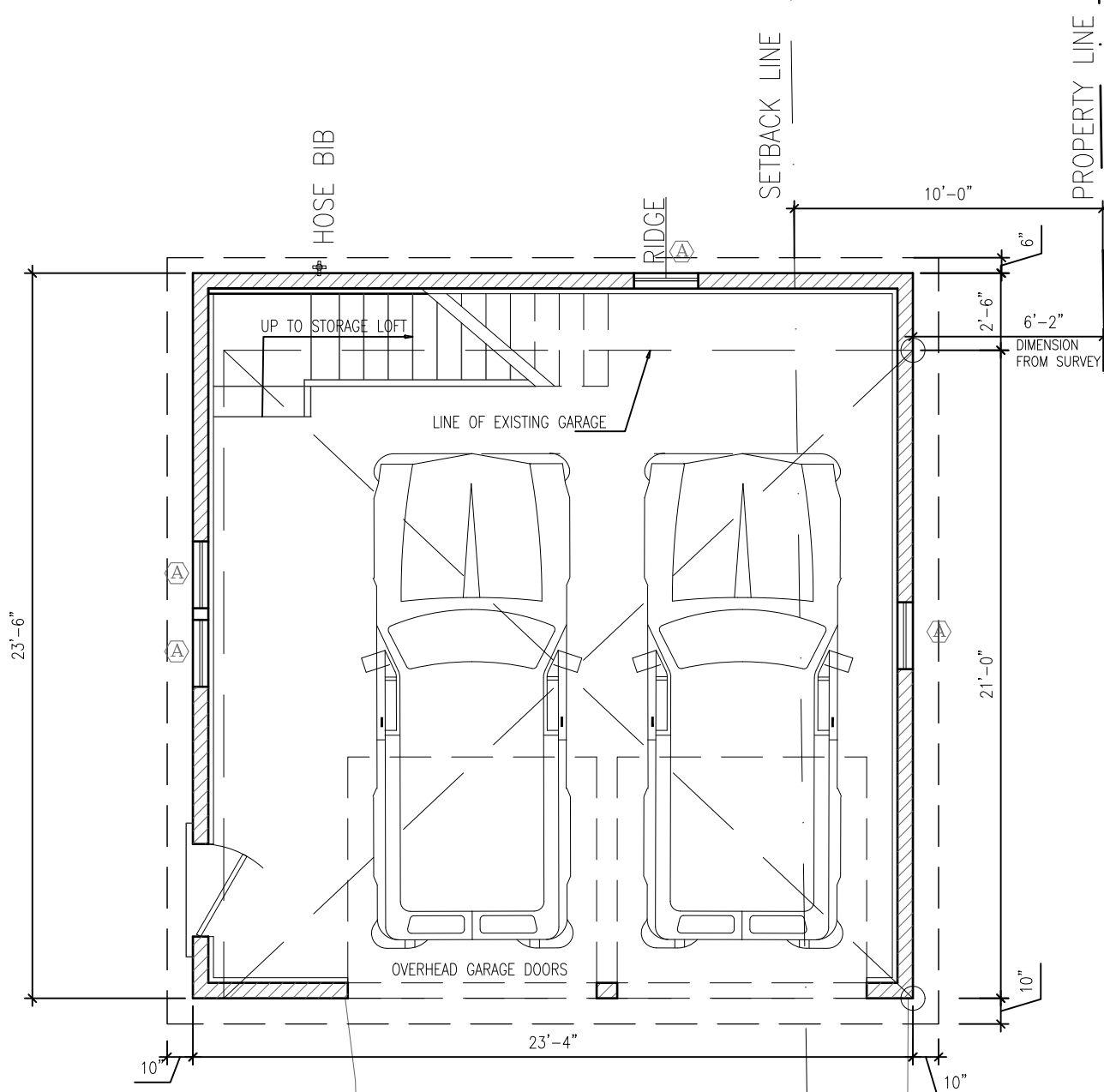
ARCHITECT:
DEIRDRE OFARRELLY
58 WRIGHT STREET
WESTPORT, CT 06880
TEL: (203) 227-8034
E-MAIL: kishamj@att.net

REVISIONS

PERMIT DRAWINGS
FLOOR PLAN
JUNE 24, 2020

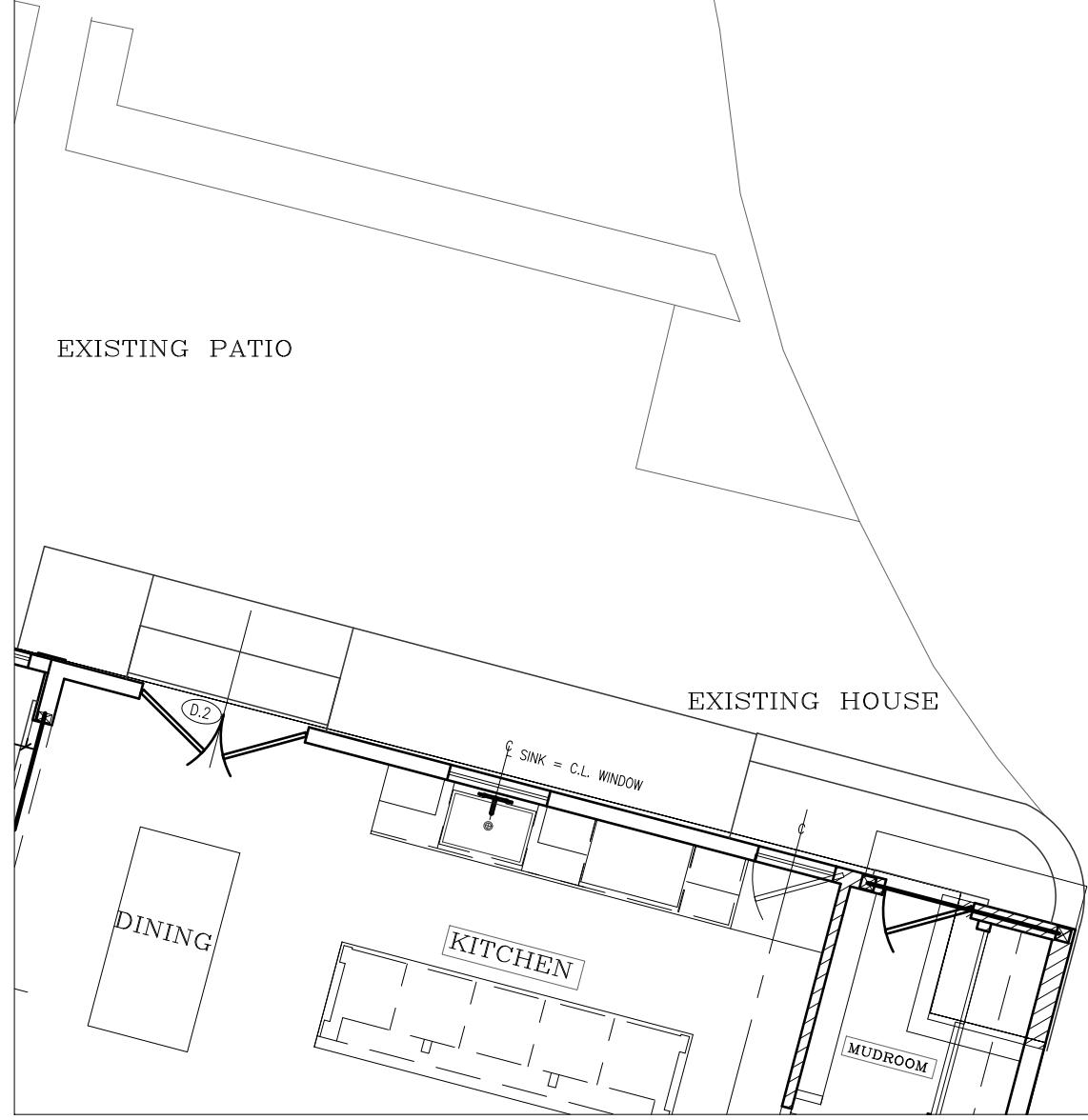
BOLEY RESIDENCE
PROPOSED GARAGE DRAWINGS
69 KING'S HIGHWAY NORTH
WESTPORT, CT 06880

A1.1



1 PROPOSED GARAGE FLOOR PLAN
 A1.1 SCALE: 3/16" = 1'-0"

PROPOSED GARAGE = 23'-6" X 23'-4" = 548.25 SQ.FT.



A1.0

BOLEY RESIDENCE
PROPOSEED GARAGE DRAWINGS
 69 KING'S HIGHWAY NORTH
 WESTPORT, CT 06880

PERMIT DRAWINGS
SITE PLAN
 JUNE 24, 2020

REVISIONS	

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 WESTPORT, CT 06880
 TEL: (203) 227 8034
 E MAIL: kilshannig@att.net



RECEIVED

TOWN OF WESTPORT

RECEIVED

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

APR 13 2021

APR 19 2021

1. 53 COLONY ROAD, WESTPORT

WESTPORT BUILDING DEPT.

1962

WESTPORT BUILDING DEPT.

DATE BUILT (From Assessor's Card)

2. KEFLIP, LLC

NAME OF CURRENT PROPERTY OWNER (Please Print)

203-981-0969

TELEPHONE

3. 18 LEONARD ST NORWALK CT 06850

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

bretstern@gmail.com

EMAIL

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

5. 2579 sq. foot House

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

6. Color McGone/Robert

203-895-9344

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

1710

LICENSE NUMBER

inspt71@msn.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.

CITIZEN 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 N/A

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

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

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

SIGNATURE OF HDC OFFICIAL

DATE

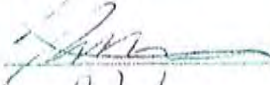
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

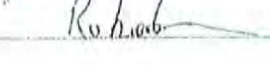
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4/13/2021

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

Re; 53 Colony Rd
Westport, CT 06880

Dear Westport Property Owner

We are writing to let you know that the property at 53 Colony Rd, Westport CT will be demolished within the coming months. We are notifying you as required by the Town of Westport Building Department.

Respectfully Submitted

ReFlip LLC
18 Leonard Street
Norwalk CT 06850



100 foot Abutters List Report

Westport, CT

April 05, 2021

Subject Property:

Parcel Number: F11009000
CAMA Number: F11009000
Property Address: 53 COLONY RD

Mailing Address: WETTACH PATRICIA RONEY EST
2710 OLD SUGAR ROAD
DURHAM, NC 27707

Abutters:

Parcel Number: E11071000
CAMA Number: E11071000
Property Address: 16 TIMBER LN

Mailing Address: FORD CLAIRE M AND BROWN DOUGLAS
R TRST
2507 POST RD
SOUTHPORT, CT 6890



Parcel Number: E11095000
CAMA Number: E11095000
Property Address: 10 SALEM LN

Mailing Address: WEIK CHRISTOPHER & VIRGINIA
10 SALEM LN
WESTPORT, CT 6880



Parcel Number: F11002000
CAMA Number: F11002000
Property Address: 6 SALEM LN

Mailing Address: JOHNSON CHASE B & DANA MP
6 SALEM LN
WESTPORT, CT 6880



Parcel Number: F11008000
CAMA Number: F11008000
Property Address: 51 COLONY RD

Mailing Address: ALLEN DAVID C & NANCY E
51 COLONY RD
WESTPORT, CT 6880



Parcel Number: F11010000
CAMA Number: F11010000
Property Address: 55 COLONY RD

Mailing Address: GERIG MICHAEL B & CARIN E
55 COLONY RD
WESTPORT, CT 6880



Parcel Number: F11011000
CAMA Number: F11011000
Property Address: 57 COLONY RD

Mailing Address: BLOCH MICHELE B
PO BOX 1112
GREENS FARMS, CT 6838



Parcel Number: F11036000
CAMA Number: F11036000
Property Address: 64 COLONY RD

Mailing Address: BANGSER ANDREW C & BARBARA S
64 COLONY RD
WESTPORT, CT 6880



Parcel Number: F11037000
CAMA Number: F11037000
Property Address: 54 COLONY RD

Mailing Address: HALLAS JOEL R & NANCY G
54 COLONY RD
WESTPORT, CT 6880



Parcel Number: F11038000
CAMA Number: F11038000
Property Address: 52 COLONY RD

Mailing Address: BROWN GARTH P & ELIZABETH C
52 COLONY RD
WESTPORT, CT 6880



www.cai-tech.com

DEMOLITION

Notice of Intent to Demolish

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

53 COLONY ROAD WESTPORT CT
has been filed in the Office of the Town Building Official

4-13-21

name and address of the owner: ReFlip, LLC

lot of the building or structure: 59

square footage of the building or structure: 2579

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

65

DEMOLITION
Notice of Intent to Demolish

NOTICE OF INTENT TO DEMOLISH
I, the undersigned, owner of the above described premises, hereby give notice that I intend to demolish the above described premises, situated at the following address:
275 BENTON ROAD, HOUSTON, TEXAS 77005

By: [Signature]
Title: OWNER



ES

IT, CT

MAINTENANCE

VOIP PHONE SYSTEM
by the Town of Westport until
2021. No bids will be received

es and information may be
at www.westportct.gov

Town of Westport, Finance
Myrtle Avenue, Westport, CT
06880

VOIP PHONE SYSTEM
TOWN OF WESTPORT
APRIL 29, 2021

to waive any defects and
any or all proposals for any
proposal deemed to be in the best

ES

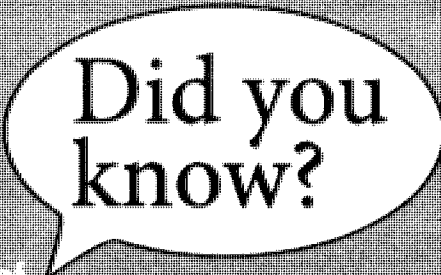
Community Bank, National
06880, has filed an
application for permission to relocate the
branch from 1111 Post
Road, Westport, CT 06880 to 1111 Post
Road, Westport, CT 06880. Any person
wishing to comment on the
application should contact
Marva V. Cummings,
Comptroller of the Currency,
1111 Post Road, Fifth Floor,
New York, NY 10038, by
e-mail at marva.cummings@occ.gov,
or by telephone at (212) 512-3400,
within 15 days of the
date the application is available
for public inspection at the
District Licensing at the

LEGAL NOTICES

NOTICE OF INTENT TO DEMOLISH

Intent to demolish the two story structure located at:
53 Colony Road Westport CT 06880.
The age of the structure is 59 years old
Size of Structure: approx 2500 sqft.
Property owner is Reflip LLC 18 Leonard st Norwalk CT 06850

Cars and trucks can benefit greatly from clean air filters. Many drivers are aware of the need to change the oil in their vehicles according to the intervals designated in their owners' manuals, but few may be aware of the many benefits of changing air filters. One such benefit pertains to fuel efficiency. The automotive website CarsDirect.com notes that studies have shown that changing clogged air filters can improve fuel efficiency by as much as 10 percent and save drivers as much as 15 cents per gallon of fuel. Clean air filters also can benefit the environment. When vehicle air filters are clogged, air flow to the engine is reduced, adversely affecting vehicle emissions. Clean filters increase air flow to the engine, reducing vehicle emissions as a result. Clean air filters also can help drivers get more out of their vehicle investments. Designed to trap dirt and debris, clean air filters prolong engine life by preventing such particles from damaging engine components. Drivers can check their owners' manuals for air filter replacement guidelines, but manufacturers generally advise drivers change their air filters every 12,000 to 15,000 miles. Such a repair is inexpensive but can go a long way toward ensuring vehicles operate as efficiently as possible. 06163807



<p>LEGAL NOTICES LEGAL NOTICE OF MEETING</p> <p>Notice is hereby given that the Parks and Recreation Commission will hold a public meeting on Wednesday, April 14, 2010 at 7:00pm. Pursuant to the Governor's Executive Order No. 70, there is no physical location for this meeting. It will be held electronically. Meeting materials will be available on the Meeting List & Calendar page of the Town website at westport.ct.gov, along with the meeting notice.</p> <p>Participants to attend: • 7-8:00 PM 2010 Meeting • 8:00 PM 2010 Meeting • 8:00 PM 2010 Meeting • 8:00 PM 2010 Meeting</p> <p>1. Approval of Minutes February 16, 2010 and March 17, 2010</p> <p>2. Public Comment</p> <p>3. Public Comment</p> <p>4. Reports of: • Planning Advisory Committee • Land Advisory Committee • Parks Advisory Committee • Facilities Advisory Committee • Arts & Public Art Committee</p> <p>5. To take such action as the meeting may determine regarding a lease along the Westport Green Avenue.</p> <p>6. Rewards Park Project Update (Discussion Only)</p> <p>7. Parks Advisory Committee - Proposed White Entertainment (Discussion Only)</p> <p>8. Commissioner Reports</p> <p>9. Administrative Report</p> <p>Charles Haberstrof, Chairman Parks and Recreation Commission</p> <p>It is the policy of the Town of Westport that all Town employees and public meetings and events are accessible to persons with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 703-341-1248 or email@westport.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.</p>	<p>LEGAL NOTICES TOWN OF WESTPORT, CT. CRACK YOUR FRONT END IN THE MAINTENANCE</p> <p>Notice is hereby given for the purchase of CRACK YOUR FRONT END MAINTENANCE SERVICE. The purchase of this service will be required by the Town of Westport on and after 1:00 A.M. DST, THURSDAY, APRIL 15, 2010. No title will be received without this service.</p> <p>Details of the complete BID documents and information may be downloaded at the Town of Westport website www.westport.org.</p> <p>All bids are to be submitted to the Town of Westport, Planning Department - Room 214, Town Hall, 111 Westport Avenue, Westport, CT 06890 in a sealed envelope that is clearly labeled:</p> <p>NO ENTRIES IN PURSUE OF CRACK YOUR FRONT END MAINTENANCE SERVICE - TOWN OF WESTPORT - THURSDAY, APRIL 15, 2010</p> <p>The Town of Westport reserves the right to make any deletion and informally in the response, or to reject any of proposals for any reason whatsoever and to accept that proposal deemed to be in the best interests of the Town.</p> <p>Richard Katsuba Purchasing Officer</p>	<p>LEGAL NOTICES MOTION OF RETURN TO DISBURSE</p> <p>Notice is hereby given that the motion of return to disburse of the 2009-2010 fiscal year has been filed with the Superior Court in Westport, Connecticut. The motion is filed with the Superior Court in Westport, Connecticut. The motion is filed with the Superior Court in Westport, Connecticut. The motion is filed with the Superior Court in Westport, Connecticut.</p> <p>Did you know?</p> <p>Did you know that you can file a public notice with the Superior Court in Westport, Connecticut? The Superior Court in Westport, Connecticut is the only court in the state that allows you to file a public notice. This is a great way to get your voice heard and to let the public know about your business or organization. The Superior Court in Westport, Connecticut is the only court in the state that allows you to file a public notice. This is a great way to get your voice heard and to let the public know about your business or organization.</p>
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If you love them enough to listen to "Hot Cross Buns" for two hours straight, then surely you'll check to make sure they're correctly buckled in the back seat.

NHTSA.gov/TheRightSeat





TOWN OF WESTPORT RECEIVED
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES APR 14 2021
AND/OR PROPERTIES 50 YEARS OR OLDER

1. 37 Bermuda Road | WESTPORT BUILDING DEPT.
 ADDRESS OF WORK (Please Print) | 1965 DATE BUILT (From Assessor's Card)

2. 37 Bermuda Road LLC | (203) 981-5610
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 1572 Post Road E, Westport CT 06880 | apieka04@yahoo.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. 2640 | _____
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED) APR 20 2021

6. TBD After HDC Meeting | _____ | _____
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER **WESTPORT BUILDING DEPT.**

EMAIL

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

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

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

Meeting Date of Historic District Commission to consider demolition: _____

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

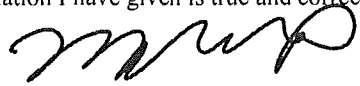
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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

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

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

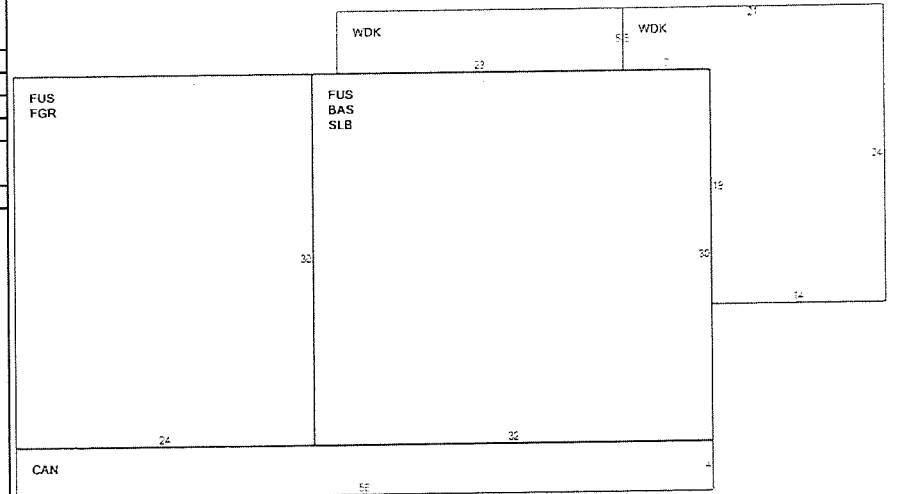
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4/14/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

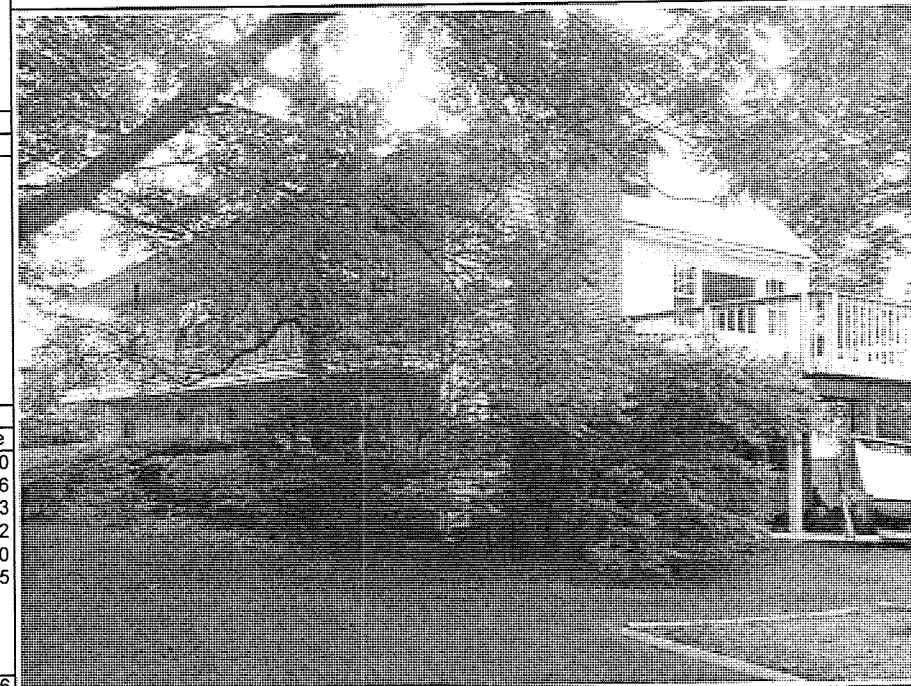
SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	High Ranch	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id.		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	14	Carpet	Building Value New		369,545
Interior Flr 2	20	Laminate Flr	Year Built		1965
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		
Total Bthrms:	2	2 Full Baths	Depreciation %		38
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	7	7 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		62
Kitchens	1		Percent Good		
Whirlpool Tubs			Cns Sect Rcnd		229,100
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages			Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	2				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960		109.91	105,510
CAN	Canopy	0	224		22.08	4,946
FGR	Garage	0	720		43.96	31,653
FUS	Upper Story, Finished	1,680	1,680		109.91	184,642
SLB	Slab	0	960		0.00	0
WDK	Deck, Wood	0	486		11.08	5,385
Ttl Gross Liv / Lease Area		2,640	5,030			332,136



Property Location 37 BERMUDA RD
 Vision ID 2654

Account # 6696

Map ID B02//044/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 12/23/2020 11:11:40 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
FLOURNOY JACQUELINE & PETER 37 BERMUDARD WESTPORT CT 06880			6 Septic	1 Public	1	Description	Code	Appraised	Assessed	
			2 Public Water			RES LAND	1-1	722,900	506,000	
						DWELLING	1-3	229,100	160,400	
SUPPLEMENTAL DATA						Total		952,000	666,400	
1		Alt Prcl ID 52621165-A-24	Historic ID		Lift Hse Asking \$					
		Census 504	WestportC M14							
		Survey Ma 5460	Survey Ma							
		GIS ID B02044000	Assoc Pid#							

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)												
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed						
2578 0346	07-25-2005	U		0	29	2019	1-1	532,600	2018	1-1	532,600	2017	1-1	532,600						
2395 0015	04-29-2004	U	I	0	29															
0439 0111	01-05-1977	U	V	0	29		1-3	177,400		1-3	177,400		1-3	177,400						
Total						710000			Total			710000			Total			710000		

EXEMPTIONS				OTHER ASSESSMENTS				ASSESSING NEIGHBORHOOD		NOTES		APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Nbhd	Sub	Nbhd Name	B	Tracing	Batch	Date	Id	Type	Is	Cd	Purpost/Result
			Total			0.00			0001	B	0001				06-10-2020	VA			80	Data Mailer No Change
											Total Appraised Parcel Value		952,000							
											Valuation Method		C							
											Total Appraised Parcel Value		952,000							

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
23716	07-21-2000		INSTALL A/C	6,940		100		INSTALL A/C		04-28-2020	SR			19	Field Review				
										03-02-2020	VA			60	Mailer Sent				
										06-18-2015	MJF			00	Measur+Listed				
										06-15-2015	VA			66	INSPECTION NOTICE SE				
										09-28-2005	LV	1		01	Measured/No Interior Insp				

LAND LINE VALUATION SECTION															
B	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
1	101	Single Family Re	A		0.420 AC	760,000	2.05882	5	1.00	110	1.100			1.0000	722,900
Total Card Land Units					0.420 AC	Parcel Total Land Area					0.4200	Total Land Value			722,900



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> 0002625356	<u>Customer Account</u> 342152
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> MARTIN PIEKARSKI PIEKA CONSTRUCTION INC 633 ROWLAND ROAD FAIRFIELD CT 06824 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Martin	<u>Phone:</u> 2035229297
<u>Order Source</u> Phone	<u>Fax:</u> <u>E-Mail:</u>

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 37 Bermuda Rd has been filed in the Office of the Town Building Official on April 14th, 2021.

Name and address of the owner: 37 Bermuda Road LLC
 1572 Post Road E
 WESTPORT, CT 06880

Age of the building or structure: 56 Years

Square footage of the building or structure: 2640

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

<u>Ad Cost</u> \$34.72	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$34.72
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Blind Box Materials

Order Notes

<u>Ad Number</u> 0002625356-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 14 li	<u>PO Number</u>
<u>Color Requests</u>		

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/23/2021

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:

CHRISTENSEN HANS L AND BOKHARI FARRAH S
38 BERMUDA RD
WESTPORT, CT 06880

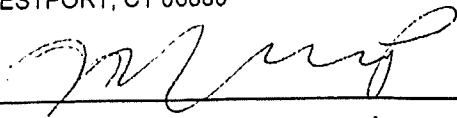
VAN ES ANNA EMILIUS JOSEPHA GEENEN TR
36 BERMUDA RD
WESTPORT, CT 06880

YORMARK KENNETH G & DIANE E
35 BERMUDA RD
WESTPORT, CT 06880

BAYER PETER E & CORALINN L
39 BERMUDA RD
WESTPORT, CT 06880

PAMELA JOSEPHINE WALL TR
606 POST ROAD EAST SUITE 645
WESTPORT, CT 06880

AZOULAY MOSHE
10 ROWLAND PL
WESTPORT, CT 06880



Signature of owner or authorized agent

4/16/21

Date

Martin Pietariski

Print Name

LEGAL NOTICE OF INTENT TO DEMOLISH

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RECEIVED

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

APR 07 2021

WESTPORT BUILDING DEPT

1. 27 Narrow Rocks Road | 1900
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. narrow Rocks, LLC | 203 | 223-4935
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 2 Ruby Street, Norwalk, CT | 06850 | jtomasci@yahoo.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

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

5. Demo of House & Foundation, Cottage & garage
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Self | 203 | 223-4935 | 0012553
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER
jtomasci@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.

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

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

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

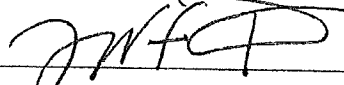
SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4/7/21

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:

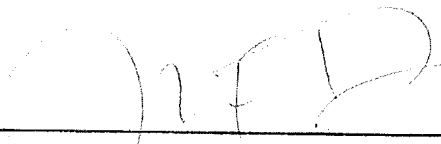
Wolfensberger, Markus & Letitia

Powers, Susan M.

Leonhard, Asmus J

Westport Town of

Ziman, Benjamin M & Caca J


Signature of owner or authorized agent

4/13/21
Date

Joseph F. Tomas
Print Name



100 foot Abutters List Report

Westport, CT
April 06, 2021

mailed on 4/13/21

Subject Property:

Parcel Number: D05065000
CAMA Number: D05065000
Property Address: 27 NARROW ROCKS RD

Mailing Address: BRACH ROGER EST
146 CENTRAL PARK W APT 15G
NEW YORK, NY 10023-6297

Abutters:

Parcel Number: C05130000
CAMA Number: C05130000
Property Address: 24 NARROW ROCKS RD

Mailing Address: WOLFENSBERGER MARKUS & LETITIA
24 NARROW ROCKS RD
WESTPORT, CT 6880

Parcel Number: D05063000
CAMA Number: D05063000
Property Address: 6 JENNIE LN

Mailing Address: POWERS SUSAN M
6 JENNIE LN
WESTPORT, CT 6880

Parcel Number: D05064000
CAMA Number: D05064000
Property Address: 4 JENNIE LN

Mailing Address: LEONHARD ASMUS J
4 JENNIE LN
WESTPORT, CT 6880

Parcel Number: D05066000
CAMA Number: D05066000
Property Address: 29 NARROW ROCKS RD

Mailing Address: BRACH ROGER EST
146 CENTRAL PARK W APT 15G
NEW YORK, NY 10023-6297

Parcel Number: D05081000
CAMA Number: D05081000
Property Address: JENNIE LN

Mailing Address: WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 6880

Parcel Number: D05083000
CAMA Number: D05083000
Property Address: 24 JENNIE LN

Mailing Address: ZIMON BENJAMIN M & CARA J
24 JENNIE LN
WESTPORT, CT 6880



www.cai-tech.com

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

4/6/2021

Page 1 of 1

SAMPLE

Tomas Brothers Builders, LLC
2 Ruby Street / Norwalk, CT 06850
203.762.3445 phone
office@tomasbros.com
NHC License# 0012553

April 6, 2021

Benjamin M & Cara J Zimon
24 Jennie Lane
Westport, CT 06880

Dear Neighbor,

This letter is to notify you of the future demolition of the house located at 27 Narrow
Rocks Road, Westport.

Sincerely,

A handwritten signature in black ink, appearing to read 'JF' with a large flourish extending to the right. The signature is positioned above the printed names 'Joseph and Frank Tomas'.

Joseph and Frank Tomas



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> 0002625680	<u>Customer Account</u> 349257
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> TOMAS 2 Ruby Street NORWALK CT 06850 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Joseph	<u>Phone:</u> 2032234935
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u> jtomaselec@yahoo.com

Ad Content Proof

Note: Ad size does not reflect actual ad

NOTICE OF INTENT TO DEMOLISH
 Owner - Joseph Tomas / Tomas Brothers Builders, LLC
 Address of House to Demolish - 27-29 Narrow Rocks Road,
 Westport
 Owners Phone Number - (203)223-4935
 Newspaper - Westport News
 Sq Ft of Home - 7,300 Sq. Ft.
 Year Built - 1900

<u>Ad Cost</u>	<u>Payment Amt</u>	<u>Amount Due</u>
\$18.60	\$18.60	\$0.00

Blind Box Materials

Order Notes

<u>Ad Number</u> 0002625680-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 7 li	<u>PO Number</u>
<u>Color Requests</u>		

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/23/2021



DEMOLITION

Demolition is the process of tearing down a structure.

The process of demolition is a complex one, involving the use of heavy machinery and skilled labor. It is a process that is often overlooked, but it is an essential part of the construction industry. Demolition is the process of tearing down a structure, and it is a process that is often overlooked, but it is an essential part of the construction industry. Demolition is the process of tearing down a structure, and it is a process that is often overlooked, but it is an essential part of the construction industry.

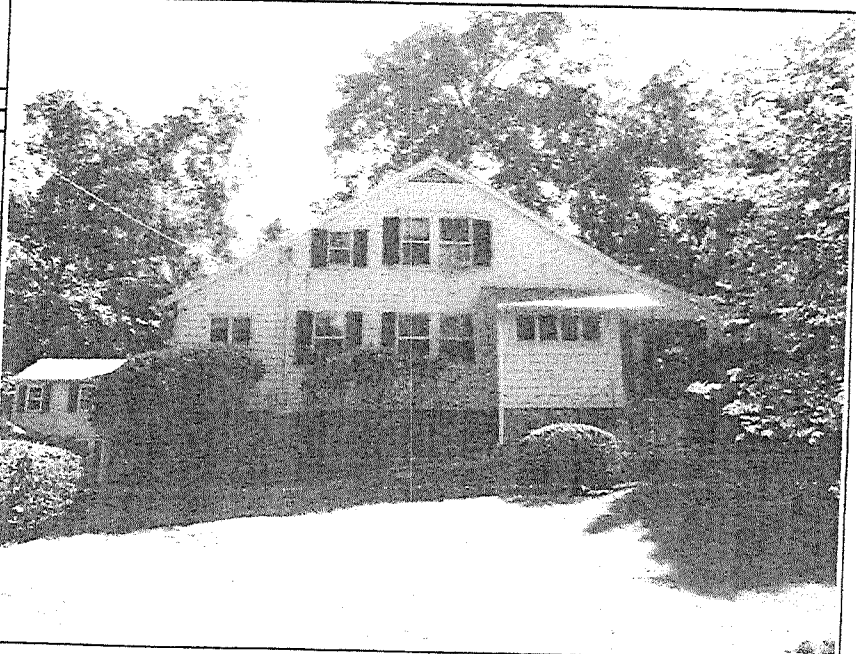
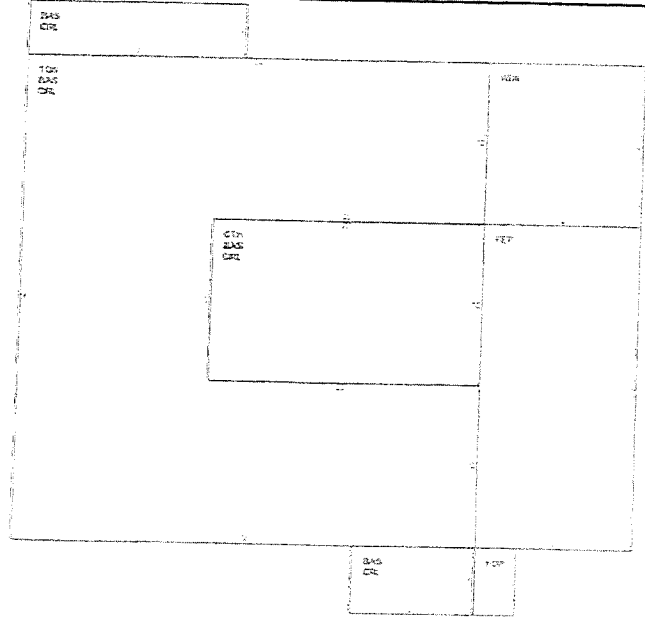
Property Location 27 NARROW ROCKS RD
 Vision ID 798 Account # 4814

Map ID D05//065/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 101
 Print Date 12/23/2020 4:06:23 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable			S
Roof Cover	03	Asphalt Shingl	Adjust Type	Code	Description
Interior Wall 1	07	K Pine/A Wd	Condo Fir		Factor%
Interior Wall 2			Condo Unit		
Interior Flr 1	12	Hardwood	COST/MARKET VALUATION		
Interior Flr 2	14	Carpet	Building Value New		421,795
Heat Fuel	02	Oil	Year Built		1900
Heat Type:	04	Forced Air	Effective Year Built		
AC Type:	03	Central	Depreciation Code		A
Total Bedrooms	03	3 Bedrooms	Remodel Rating		
Total Bthrms:	3	3 Full Baths	Year Remodeled		
Total Half Baths	0		Depreciation %		46
Total Xtra Fixtrs	1		Functional Obsol		
Total Rooms:	6	6 Rooms	External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs			Percent Good		54
Hot Tubs			Cns Sect Rcnd		227,800
Sauna (SF Area			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,333	1,333		161.82	215,711
CRL	Crawl Space	0	1,333		0.00	0
CTH	Cathedral Ceiling	0	240		32.36	7,768
FEP	Porch, Enclosed	0	15		105.07	30,261
FOP	Porch, Open	0	15		32.36	485
TQS	Three Quarter Story	787	984		129.43	127,355
WDK	Deck, Wood	0	144		15.73	2,266
Ttl Gross Liv / Lease Area		2,120	4,337			383,846

Property Location 27 NARROW ROCKS RD
 Vision ID 798 Account # 4814

Map ID D05/1065/000 /
 Bldg # 2

Bldg Name
 Sec # 1 of 1 Card # 2 of 2

State Use 101
 Print Date 12/23/2020 4:06:28 P

CURRENT OWNER
 BRACH ROGER EST
 BRACH CECILE L EXEC
 146 CENTRAL PARK W APT 15G
 NEW YORK NY 10023-6297

TOPO	UTILITIES	STRT / ROAD	LOCATION
6	Septic	2	Private
2	Public Water		

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RES LAND	1-1	475,100	332,600
DWELLING	1-3	371,300	260,000
Total		846,400	592,600

6158
 WESTPORT, CT
VISION

SUPPLEMENTAL DATA	
Alt Prcl ID 5316123-1	Lift Hse Asking S
Historic ID 1394	
Census 505	
WestportC K24	
Survey Ma 10218(1)	
Survey Ma	
GIS ID D05065000	Assoc Pid#

RECORD OF OWNERSHIP	
BRACH ROGER EST	3968 139 12-03-2019 U 1 0 29
BRACH ROGER	0265 0548 05-15-1969 U 1 0 29

BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
3968 139	12-03-2019	U	1	0	29
0265 0548	05-15-1969	U	1	0	29

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	1-1	345,000	2018	1-1	345,000	2017	1-1	345,000
	1-3	266,500		1-3	266,500		1-3	266,500
Total		611,500	Total		611,500	Total		611,500

Year	Code	Description	Amount
			0.00

Code	Description	Number	Amount	Comm Int

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			371,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			475,100
Special Land Value			0
Total Appraised Parcel Value			846,400
Valuation Method			C
Total Appraised Parcel Value			846,400

Nbhd	Sub	Nbhd Name	Tracing	Batch
0001	R	0001		

ASSESSING NEIGHBORHOOD	
B	

NOTES	

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

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purposl/Result
08-10-2020	VA			81	Data Mailer Change

B	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
2	101	Single Family Re	AA		0.000 AC	0	1.00000	5	1.00		1.000		0.0000		0

LAND LINE VALUATION SECTION																	
Total Card Land Units					0.000 AC	Parcel Total Land Area					1.8700	Total Land Value					0

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

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purposl/Result
08-10-2020	VA			81	Data Mailer Change

LAND LINE VALUATION SECTION																	
B	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		
2	101	Single Family Re	AA		0.000 AC	0	1.00000	5	1.00		1.000		0.0000		0		
Total Card Land Units					0.000 AC	Parcel Total Land Area					1.8700	Total Land Value					0

APPRAISED VALUE SUMMARY					
Appraised Bldg. Value (Card)					371,300
Appraised Xf (B) Value (Bldg)					0
Appraised Ob (B) Value (Bldg)					0
Appraised Land Value (Bldg)					475,100
Special Land Value					0
Total Appraised Parcel Value					846,400
Valuation Method					C
Total Appraised Parcel Value					846,400

Property Location 27 NARROW ROCKS RD
 Vision ID 798 Account # 4814

Map ID D05//065/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 101
 Print Date 12/23/2020 4:06:25 P

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
						Description	Code	Appraised	Assessed	
BRACH ROGER EST			6 Septic	2 Private		RES LAND	1-1	475,100	332,600	
BRACH CECILE L EXEC			2 Public Water			DWELLING	1-3	371,300	260,000	
146 CENTRAL PARK W APT 15G		SUPPLEMENTAL DATA								VISION
NEW YORK NY 10023-6297		Alt Prcl ID 5316123-1	Lift Hse							
		Historic ID 1394	Asking \$							
		Census 505								
		WestportC K24								
		Survey Ma 10218(1)								
		Survey Ma								
1		GIS ID D05065000	Assoc Pid#							
						Total		846,400	592,600	

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)											
BK-VOL/PAGE	SALE DATE	CU	V/I	SALE PRICE	VC	Year			Assessed			Year			Assessed		
BRACH ROGER EST	3968 139	12-03-2019	U	1	0 29	2019	1-1	345,000	2018	1-1	345,000	2017	1-1	345,000			
BRACH ROGER	0265 0548	05-15-1969	U	1	0 29		1-3	266,500		1-3	266,500		1-3	266,500			
						Total	611500			Total	611500			Total	611500		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R	0001			

NOTES		APPRAISED VALUE SUMMARY	
M/ 10218(1)	POND IN REAR	Appraised Bldg. Value (Card)	371,300
M/ 10218 CONSOLIDATED 3 LOTS		Appraised Xf (B) Value (Bldg)	0
INTO 2 LOTS		Appraised Ob (B) Value (Bldg)	0
FORMER ACREAGE 1.01		Appraised Land Value (Bldg)	475,100
(LOT 67 LIST # 4816 DELETED)		Special Land Value	0
		Total Appraised Parcel Value	846,400
		Valuation Method	C
		Total Appraised Parcel Value	846,400

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-01-2020	SR			19	Field Review
									03-02-2020	VA			60	Maller Sent
									08-17-2015	VA			10	Measu/LtrSnt - Letter Sent
									08-10-2015	AG			02	Sat or >5PM Attn @ Int In
									08-07-2015	AG			01	Measured/No Interior Insp
									07-09-2015	VA			66	INSPECTION NOTICE SE
									01-10-2006	LV			41	Hearing - Change

LAND LINE VALUATION SECTION															
B	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
1	101	Single Family Re	AA		1.870 AC	360,000	0.55026	5	0.95	135	1.350	WET/TOPO/LEDGE		1.0000	475,100
Total Card Land Units					1.870 AC	Parcel Total Land Area					1.8700	Total Land Value			475,100

Property Location 27 NARROW ROCKS RD
 Vision ID 798 Account # 4814

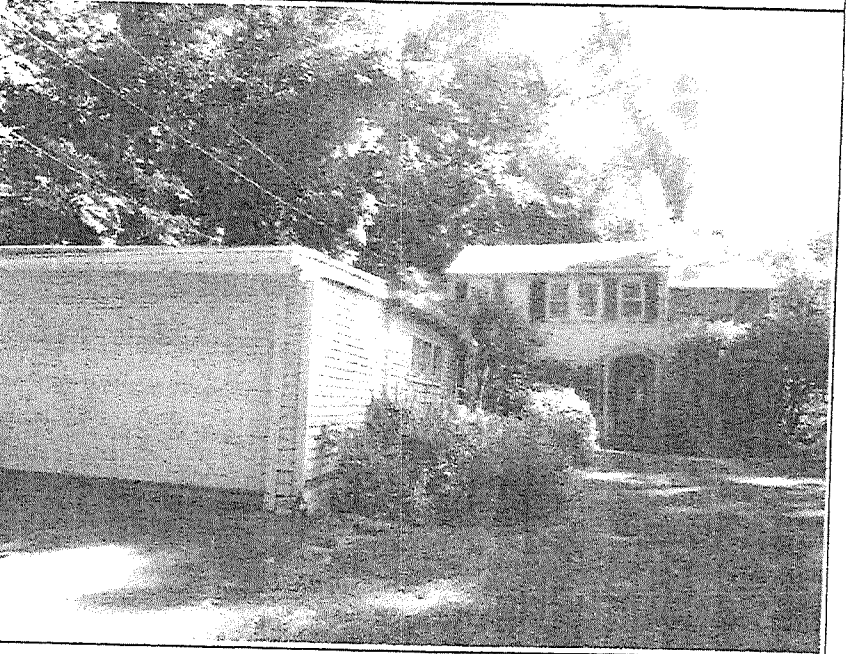
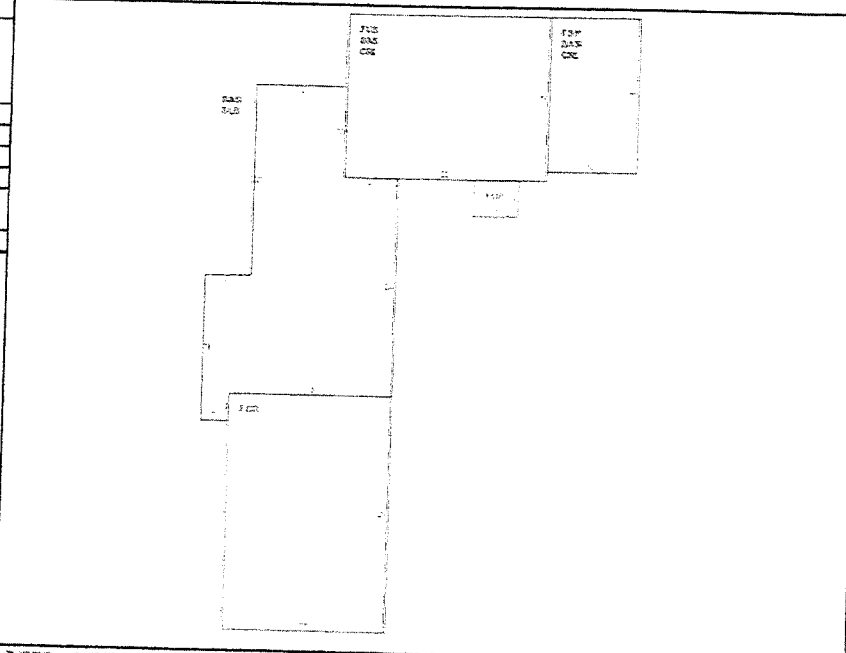
Map ID D05/ / 065/000 /
 Bldg # 2

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 101
 Print Date 12/23/2020 4:06:26 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	10	B-	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		Ownr
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable	Adjust T type	Code	Description
Roof Cover	03	Asphalt Shingl			Factor%
Interior Wall 1	02	Wall Board	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Flr 1	12	Hardwood	COST / MARKET VALUATION		
Interior Flr 2			Building Value New		265,719
Heat Fuel	02	Oil	Year Built		1900
Heat Type:	04	Forced Air	Effective Year Built		
AC Type:	01	None	Depreciation Code		A
Total Bedrooms	02	2 Bedrooms	Remodel Rating		
Total Bthrms:	2	2 Full Baths	Year Remodeled		
Total Half Baths	0		Depreciation %		46
Total Xtra Fixtrs	1		Functional Obsol		
Total Rooms:	5	5 Rooms	External Obsol		
Bath Style:	01	Old Style	Trend Factor		1
Kitchen Style:	01	Old Style	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs			Percent Good		54
Hot Tubs			Cns Sect Rcnd		143,500
Sauna (SF Area			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124		137.94	155,040
CRL	Crawl Space	0	566		0.00	0
FGR	Garage	0	468		55.12	25,794
FOP	Porch, Open	0	20		27.59	552
FSP	Porch, Screen	0	170		34.89	5,931
FUS	Upper Story, Finished	396	396		137.94	54,622
SLB	Slab	0	558		0.00	0
TII Gross Liv / Lease Area		1,520	3,302			241,939

**Historic Resources Inventory
Buildings and Structures**

**State of Connecticut
State Historic Preservation Office
59 South Prospect Street, Hartford, CT 06106
203-566-3005**

FOR OFFICE USE ONLY	
Town No.	Site No.
UTM	
QUAD	
District <input type="checkbox"/> S <input type="checkbox"/> NR	If NR Specify <input type="checkbox"/> Actual <input type="checkbox"/> Potential

I D E N T I F I C A T I O N	1. Building Name (Common)	(Historic)
	2. Town/City Westport	Village County Fairfield
	3. Street and Number (and /or location) 27 Narrow Rocks Road	
	4. Owner(s) Roger Brach	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
	5. Use (Present) Residential	(Historic)
	6. Accessibility To Public:	Exterior Visible from Public Road <input checked="" type="radio"/> Yes <input type="radio"/> No
		Interior Accessible <input type="radio"/> Yes <input checked="" type="radio"/> No
		If yes, explain
	7. Style of Building Colonial Revival	Date of Construction ca. 1900
	8. Material(s) (Indicate use or location when appropriate)	
	<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos siding <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Other	(Specify) fieldstone foundation
	<input checked="" type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone	
	<input type="checkbox"/> Board & batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone	
	<input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____
	9. Structural System	
	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon	
	<input type="checkbox"/> Load-bearing masonry <input type="checkbox"/> Structural iron or steel	
	<input type="checkbox"/> Other (Specify) _____	
	10. Roof (Type)	
	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth	
	<input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other	(Specify) _____
	Material	
	<input checked="" type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other	(Specify) _____
	<input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile	(Specify) _____
	11. Number of Stories 1-1/2	Approximate Dimensions 34' X 27'
	12. Condition (Structural)	Exterior
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated
	13. Integrity (Location)	When? Alterations
	<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	<input type="radio"/> Yes <input checked="" type="radio"/> No
	14. Related Outbuildings or landscape features	
	<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other Landscape features or buildings (specify)	
	<input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden	
	15. Surrounding Environment	
	<input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site	
	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density	
	16. Interrelationship of building and surroundings Suburban Residential Neighborhood	

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17. Other Notable features of building or site (interior and/or exterior)

18. Architect Builder

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19. Historical or Architectural Importance

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P H O T O G R A P H E R Y Photographer Phillip Esser	Date April 2008	Place Photograph Here
View East	Negative on File	
C O M P I L E D B Y Name Phillip Esser & Paul Graziano	Date June 2008	
Organization Associated Cultural Resource Consultants		
Address 54 Danbury Road, Suite 227, Ridgefield, CT 06877		

20. Subsequent Field Evaluations

21. Threats to building or site

<input type="checkbox"/> None Known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	Explanation _____

STATE OF CONNECTICUT
COMMISSION ON CULTURE AND TOURISM
One Constitution Plaza, Hartford CT 06103

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 27 Narrow Rocks Road, Westport, CT

FOR OFFICE USE ONLY		
TOWN NO:	SITE NO:	UTM:
18/___/___/___/___/___		
QUAD:		
DISTRICT:	NR:	Actual Potential





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

RECEIVED

APR 19 2021

1. 26 Maple Avenue North | 1948
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

WESTPORT BUILDING DEPT.

2. Cheryl L. Smiley
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 26 Maple Avenue North
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

RECEIVED

4. Bluewater Home Builders, LLC 31 Imperial Avenue Westport, CT
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

WESTPORT BUILDING DEPT.

5. 2 story single family house 1,808 sq ft of living space / 380 sq ft Garage
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking, LLC | (203) 414-6516 | 0128
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

demoman198@aol.com
 EMAIL

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

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT 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: Wade Alis DATE: 4-20-21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

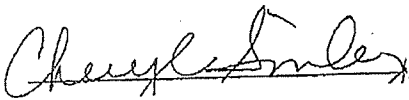
SIGNATURE OF BUILDING OFFICIAL: _____

LETTER OF AUTHORIZATION

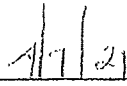
TO: Town of Westport

RE: 26 Maple Ave North, Westport, CT 06880

Please be advised that Bluewater Home Builders, LLC, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of Bluewater Home Builders, LLC.



Cheryl L. Smiley



Date

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:

Robert + Tara Chlupsa	81 old Road
Peter + Marisa Novello	79 old Road
Henry + Marcelle Feldman	24 Maple Avenue N
Devrim + Natalya Turker	30 Maple Avenue N
Rene J Greenlee	28 Maple Avenue N
Brian + Rebekah Wornow	25 Maple Avenue N
David + Meredith Kamo	71 old Road

<u>Wade Alix (Project Manager Bluewater Home Builders)</u>	<u>4-16-2021</u>
Signature of owner or authorized agent	Date

Wade Alix
(Print Name)



65 foot Abutters List Report

Westport, CT
April 14, 2021

Subject Property:

Parcel Number: H09078000
CAMA Number: H09078000
Property Address: 26 MAPLE AVE N

Mailing Address: SMILEY CHERYL L
26 MAPLE AVE N
WESTPORT, CT 6880

Abutters:

Parcel Number: H09066000
CAMA Number: H09066000
Property Address: 71 OLD RD

Mailing Address: KAMO DAVID M & MEREDITH D
71 OLD RD
WESTPORT, CT 6880

Parcel Number: H09066001
CAMA Number: H09066001
Property Address: 25 MAPLE AVE N

Mailing Address: WORNOW BRIAN & WORNOW REBEKAH

25 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09077000
CAMA Number: H09077000
Property Address: 28 MAPLE AVE N

Mailing Address: GREENLEE RENE J
28 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09077001
CAMA Number: H090770011
Property Address: 30 MAPLE AVE N 1

Mailing Address: TURKER DEVRIM & NATALYA
30 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09079000
CAMA Number: H09079000
Property Address: 24 MAPLE AVE N

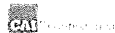
Mailing Address: FELDMAN HENRY S & MARCELLE
24 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09081000
CAMA Number: H09081000
Property Address: 79 OLD RD

Mailing Address: NOVELLO PETER J & MARISA
79 OLD RD
WESTPORT, CT 6880

Parcel Number: H09082000
CAMA Number: H09082000
Property Address: 81 OLD RD

Mailing Address: CHLUPSA ROBERT T & TARA P
81 OLD RD
WESTPORT, CT 6880



www.cai-tech.com

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



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

Order Confirmation

Ad Order Number 0002625761	Customer Account 217981
Sales Rep. eswanson	Customer Information BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
Order Taker eswanson	Phone: 2035574770
Ordered By Wade	Fax:
Order Source Phone	E-Mail: kirsten@bluewaterhomebuilders.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 26 Maple Avenue North, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 19, 2021.

Name and address of the owner: Cheryl L. Smiley, 26 Maple Avenue North Westport, CT

Age of the building or structure: 73 years old

Square footage of the building or structure: House -1,868 square feet

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

Ad Cost	Payment Amt	Amount Due
\$31.00	\$0.00	\$31.00

Blind Box **Materials**

Order Notes

Ad Number 0002625761-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 12 li	PO Number
Color Requests		

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/23/2021







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

RECEIVED

APR 20 2021

1. 22 Corpse Parkway | 1950 **WESTPORT BUILDING DEPT**
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Gloria Nussbaum | _____
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 29 Dogwood Lane, Westport, CT | glorinuss@optonline.net
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Jamie Millward 292 Post R.D.E. Westport, CT **RECEIVED**
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. Existing building total square footage to be demolished is 2,816 **APR 21 2021**
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Walker Construction Inc. | (203) 258-7112 | 0809
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

scott.wc@live.com
EMAIL

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4/21/21

SIGNATURE OF DEMOLITION CONTRACTOR:  4/21/21

SIGNATURE OF BUILDING OFFICIAL: _____

Michael
Greenberg
& ASSOCIATES

292 Post Road East -Westport, CT. 06880

P: 203-226-7958-F: 203-226-0235

Name
Address
Westport, CT 06880

April 21, 2021

Re: Demolition Application for 22 Compo Parkway.

Dear Mr. and Mrs. Name,

Please be advised that an application is being made for demolition of the existing residential dwelling located at 22 Compo Parkway, Westport CT 06880. Work is expected to take place in approximately two months.

Please contact us if you have any questions.

Sincerely,

Jamie Millward

April 15, 2021

Westport Planning & Zoning Department
Westport Conservation Commission
Westport Department of Public Works
Westport Historic District
110 Myrtle Avenue
Westport, CT 06880

Westport/Weston Health District
180 Bayberry Lane
Westport, CT 06880

Westport Building Department
515 Post Road East
Westport, CT 06880

Subject: 22 Compo Parkway, Westport, CT

To whom it may concern,

I hereby authorize employees of Michael Greenberg & Associates, LLC and employees of LandTech to act as my agent in matters pertaining to the submission of applications and securing permits for my property at 22 Compo Parkway in Westport.

Very Truly Yours,



Gloria Nussbaum, Owner


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:

Robert and Julie Haroun (18 Compo Parkway), Marc Porosoff (24 Compo Parkway)

Geoffrey Hamlin (21 Compo Parkway), Jeffrey Wieser (23 Compo Parkway)

Patrick Harris (9 Yankee Hill RD), Zorba Lieberman (11 Yankee Hill RD)


Signature of owner or authorized agent

4/21/21
Date

Nach Greenberg
Print Name

22

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 22 Campo Park Way has been filed in the Office of the Town Building Official on 9/21/21.

Name and address of the owner: Glora Neubauer 18 Highland Lane
Age of the building or structure: 1980
Square footage of the building or structure: 2,816

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



DEMOLITION

Ad Order Number

0002626828

Sales Rep.

mhutchings

Order Taker

mhutchings

Ordered By

NOAH

Order Source

Phone

Customer Account

110537

Customer Information

GREENBERG, MICHAEL

282 POST RD.

WESTPORT CT 06880

USA

Phone: 2032267958**Fax:****Email:** kfernandez@mgbuilders.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 22 Compo Parkway, Westport, CT has been filed in the Office of the Town Building Official on April 30, 2021.

Name and address of the owner: Gloria Nussbaum, 29 Dogwood Lane, Westport, CT

Age of the building or structure: 1950

Square footage of the building or structure: 2,816 SF

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

Ad Cost

\$39.80

Payment Amt

\$0.00

Amount Due

\$39.80

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

0002626828-01

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

BR Legal Liner

Ad Size

2 X 10

PO Number**Color**

\$0.00

Color Requests**Product and Zone**

Westport News

Inserts

1

Placement

BR Legal

Note: Ret# Display Adc May Not End In Identified Placement

Run Dates

4/28/2021

RECEIVED

APR 20 2021



RECEIVED

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPT.

APR 22 2021

1. 34 High Point Rd | 1956 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Csoregh Peter and Verhaert Tanja | 917-319-3031 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 34 High Point Rd | csoregh@gmail.com ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. 34 High Pt LLC, Scott Buddenhagen NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Attach copy of letter of authorization from owner.

5. Complete Demolition Living Area: 2376 Gross Area 5816sq SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD | | DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER EMAIL scottj.budd@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).

[] 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 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 NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
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- 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: BY High Pt. LLC / 11311 DATE: 4/19/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

DEMOLITION
Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 34 High Point Rd. Westport, CT has been filed in the Office of the Town Building Official on April 20, 2021.

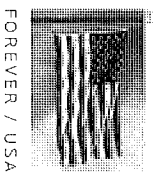
Name and address of the owner: Csoregh Peter and Verhaart Tanja
Age of the building or structure: Built 1956
Square footage of building or structure: Living Area is 2378 sf (Gross Area is 5816 sf)

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

Notice to Neighbors:

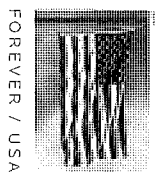
we will be demolishing
the house and/or structures
at 34 High PT Rd sometime
after June 1, 2021. see
notice from Westport News (4/23/21
edition) above.

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



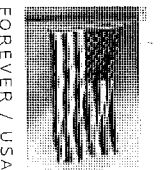
Hester John & Elizabeth
30 High Pt Rd
Westport, Ct
06880

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



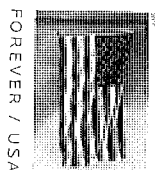
Lynne & Heather & David
27 High Pt Rd
Westport, Ct
06880

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



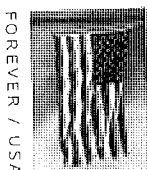
Weinstock Judith
36 High PT Rd.
Westport, CT
06880

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



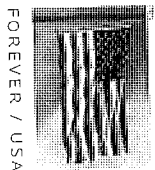
Thrush William L & Kelley Long
32 High PT Rd.
Westport, CT
06880

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



*Powers Christopher and Pospisil
Victoria
33 High PT Rd
Westport Ct.
06880*

Barrington Building Company, LLC
250 Post Road East
Westport, Ct 06880



*Schwartz Adam M. & Kathleen
35 High PT Rd.
Westport, Ct.
06880*

Peter Csoregh, Tanja Verhaert
34 High Point Rd
Westport, CT 06880

January 20, 2021

To Whom It May Concern:

We, the undersigned, are the owners of 34 High Point Rd. In Westport, Connecticut. This is to advise that Scott Buddenhagen, on behalf of ~~119 Hillendale LLC~~, has permission to file for and conduct test holes at 34 High Point Rd., Westport, Connecticut.

34 High Pt LLC

If there are any questions, please contact us at:

Peter Csoregh:
csoregh@gmail.com,
+1 917 319 30 31

or

Tanja Verhaert:
verta3@gmail.com,
+1 203 216 54 77

Peter Csoregh
Peter Csoregh

01/20/21
Date

Tanja Verhaert
Tanja Verhaert

01/20/21
Date



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 34 High Point Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 20, 2021.

Name and address of the owner: Peter Csoregh and Tanja Verhaert
Age of the building or structure: Built 1956
Square footage of the building or structure: Living area is 2,376 sf (gross area is 5,816 sf)

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

Close-up



Picture taken from Road

Name and Address of Sender
*Barrington Building Co LLC
 250 Post Rd East (Suite 105)
 Westport, Ct 06880*

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp Here
 (If issued as a certificate of mailing or for additional copies of this bill)
 Postmark and Date of Receipt



0000

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 APR 22, 21
 AMOUNT
\$2.64
 R2303S102860-07

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Ha Ct
1.	<i>Lyon's Heather & David 27 High Pt Rd Westport Ct. 06880</i>			
2.	<i>Hester John & Elizabeth 30 High Pt Rd Westport, Ct. 06880</i>			
3.	<i>Weinstock Judith 36 High Pt Rd Westport Ct 06880</i>			
4.	<i>Thrush William L. Kelley Long 32 High Pt Rd Westport, Ct 06880</i>			
5.	<i>Schwartz Adam M. & Kathleen J. 35 High Pt Rd Westport, Ct. 06880</i>			
6.	<i>Powers Christopher and Pospisil Victoria 33 High Pt Rd Westport, Ct 06880</i>			
7.				
8.				

Total Number of Pieces
 Sent by Sender

6

Total Number of Pieces
 Received at Post Office

6

Postmaster, Per (Name of receiving employee)

E. J. Burk

See Privacy Act Statement on Reverse



100 foot Abutters List Report

Westport, CT
April 21, 2021

Subject Property:

Parcel Number: G12028000
CAMA Number: G12028000
Property Address: 34 HIGH PT RD

Mailing Address: CSOREGH PETER AND VERHAERT
TANJA
34 HIGH PT RD
WESTPORT, CT 6880

Abutters:

Parcel Number: G11064000
CAMA Number: G11064000
Property Address: 27 HIGH PT RD

Mailing Address: LYONS HEATHER & DAVID
27 HIGH PT RD
WESTPORT, CT 6880

Parcel Number: G11065000
CAMA Number: G11065000
Property Address: 33 HIGH PT RD

Mailing Address: POWERS CHRISTOPHER AND POSPISIL
VICTORIA
33 HIGH PT RD
WESTPORT, CT 6880

Parcel Number: G11066000
CAMA Number: G11066000
Property Address: 35 HIGH PT RD

Mailing Address: SCHWARTZ ADAM M & KATHLEEN J
35 HIGH PT RD
WESTPORT, CT 6880

Parcel Number: G11068000
CAMA Number: G11068000
Property Address: 32 HIGH PT RD

Mailing Address: THRUSH WILLIAM L & KELLEY LONG
32 HIGH PT RD
WESTPORT, CT 6880

Parcel Number: G12027000
CAMA Number: G12027000
Property Address: 36 HIGH PT RD

Mailing Address: WEINSTOCK JUDITH
36 HIGH PT RD
WESTPORT, CT 6880

Parcel Number: G12029000
CAMA Number: G12029000
Property Address: 30 HIGH PT RD

Mailing Address: HESTER JOHN & ELIZABETH
30 HIGH PT RD
WESTPORT, CT 6880



www.cai-tech.com

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

Date 4/22/21

To: Westport Building

From: 34 High Pt. LLC

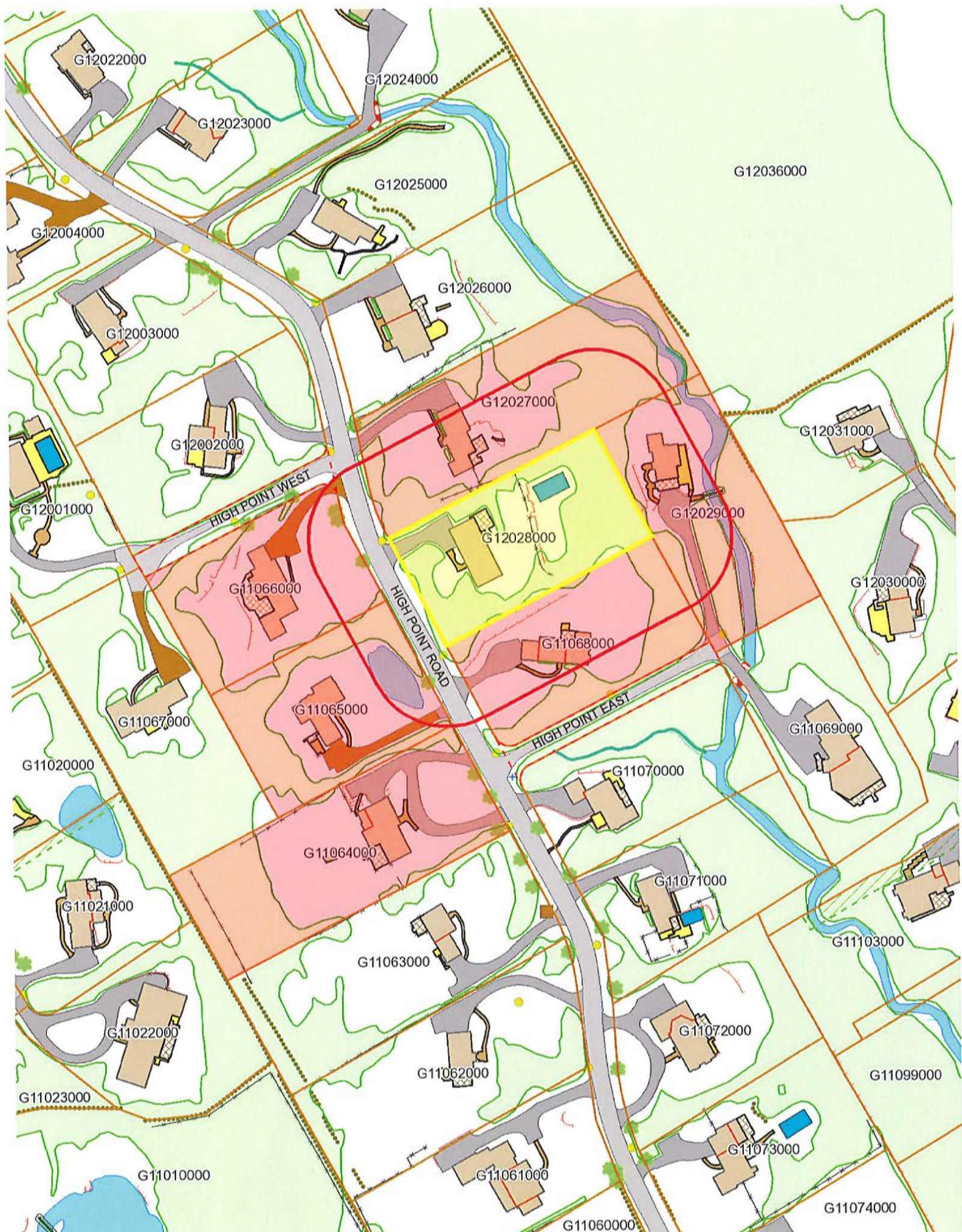
Re: Second stamp for Demo
at 34 Highpoint Rd

Attached are the following

- Picture of sign from Road
- close-up of picture
- Proof of mailing from Post office
- Abutters per Tax Assessor
- Map showing abutters from Tax Assessor
- copy of actual notice sent to abutters
- copies of envelopes sent to abutters
- Another copy of field card from Assessor
- color copy of 1st stamp
- Another copy of owner permission letter

34 High Pt LLC

A/B/L member
Scott Buddenhagen



34 HIGH PT RD

Location 34 HIGH PT RD

Mblu G12 / / 028/000 /

Acct# 13568

Owner CSOREGH PETER AND
VERHAERT TANJA

Assessment \$682,300

Appraisal \$974,700

PID 9424

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$344,500	\$630,200	\$974,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$241,200	\$441,100	\$682,300

Owner of Record

Owner CSOREGH PETER AND VERHAERT TANJA
Co-Owner
Address 34 HIGH PT RD
WESTPORT, CT 06880

Sale Price \$845,000
Certificate
Book & Page 3766/0152
Sale Date 02/16/2017
Instrument 07

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CSOREGH PETER AND VERHAERT TANJA	\$845,000		3766/0152	07	02/16/2017
WOOG JOSEPHINE H EST OF	\$0		3696/0169	29	05/12/2016
WOOG JOSEPHINE H	\$0	1	0826/0299	29	09/12/1986

Building Information

Building 1 : Section 1

Year Built: 1956
Living Area: 2,376
Replacement Cost: \$439,246

Building Percent Good: 74
Replacement Cost
Less Depreciation: \$325,000

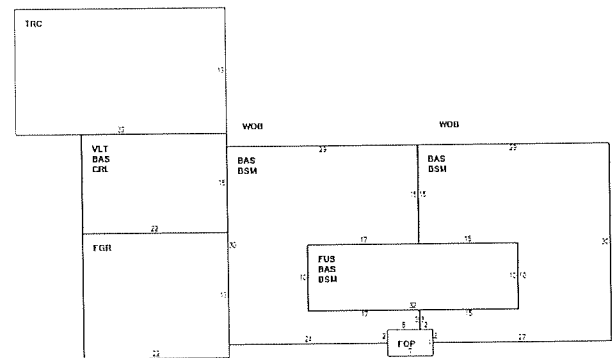
Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/A00\02\15\71.jpg)

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	B+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
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:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	3
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	972
Fin Bsmt Qual	Living Area Q
Bsmt. Garages	0
Interior Cond	A
Fireplaces	2
Ceiling Height	8.00
Elevator	
Sprinklers	No
Acc Apts	
Fndtn Cndtn	

Building Layout



(ParcelSketch.ashx?pid=9424&bid=9424)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,056	2,056
FUS	Upper Story, Finished	320	320
BSM	Basement Area	1,726	0
CRL	Crawl Space	330	0
FGR	Garage	418	0
FOP	Porch, Open	28	0
TRC	Terrace - Concrete	608	0
VLT	Vaulted Ceiling	330	0
		5,816	2,376

Basement	
----------	--

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family Res
Zone AAA_AA
Neighborhood 175
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.01
Frontage 0
Depth 0
Assessed Value \$441,100
Appraised Value \$630,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CRH	Heatd/Concrt	800.00 S.F.	\$19,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$344,500	\$630,200	\$974,700
2019	\$366,000	\$646,100	\$1,012,100
2018	\$272,600	\$646,100	\$918,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$241,200	\$441,100	\$682,300
2019	\$256,300	\$452,300	\$708,600
2018	\$190,900	\$452,300	\$643,200

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

RECEIVED

APR 23 2021

1. 15 Beechwood Lane

WESTPORT BUILDING DEPT.

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

RECEIVED

2. 1966

APR 26 2021

NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE

WESTPORT BUILDING DEPT.

3. Beechwood Lane LLC

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EMAIL

4. 98 Hattertown Rd Newtown Ct 06470

NAME

AND ADDRESS OF LEGAL REPRESENTATIVE (if applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. _____

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

6. 3866 Square Feet

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

AA Building Wrecking LLC 128-A 2034146516

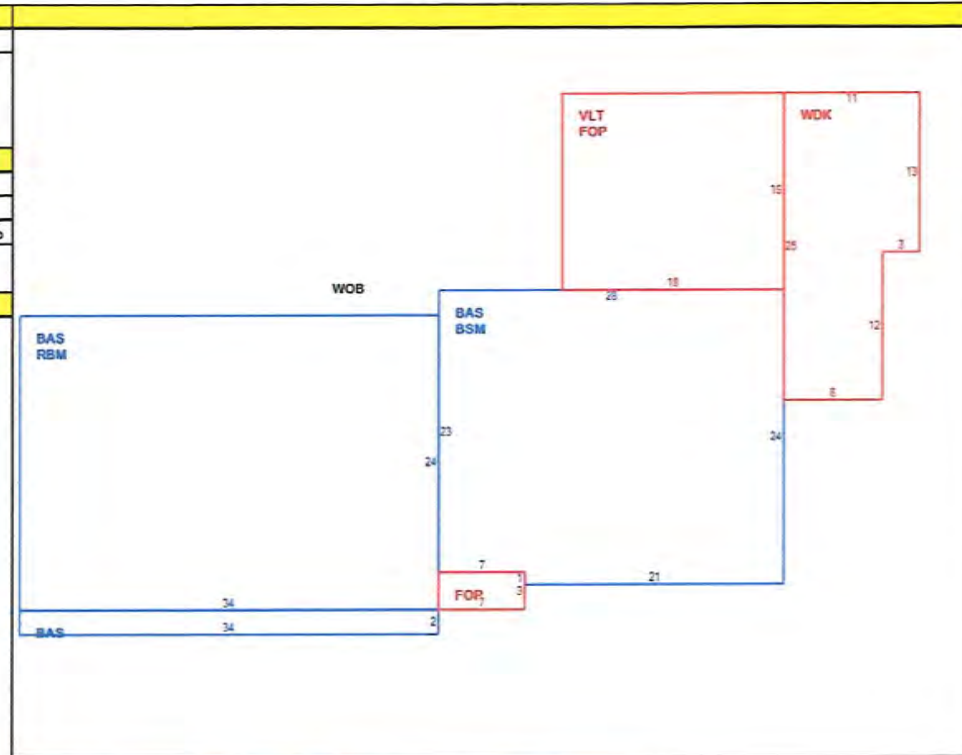
EMAIL

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.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	02	Split Level	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		305,660
Interior Flr 1	14	Carpet	Year Built		1966
Interior Flr 2	12	Hardwood	Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	04	4 Bedrooms	Depreciation %		38
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		1
Total Xtra Fixtrs	0		Trend Factor		
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		62
Kitchens	1		Cns Sect Rcnld		189,500
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	288		Misc Imp Ovr Comment		
Fin Bsmt Qual	3		Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,549	1,549		129.19	200,120
BSM	Basement Area	0	665		25.84	17,183
FOP	Porch, Open	0	309		25.92	8,010
RBM	Raised Basement	0	816		38.79	31,652
VLT	Vaulted Ceiling	0	288		6.28	1,809
WDK	Deck, Wood	0	239		12.97	3,101
Ttl Gross Liv / Lease Area		1,549	3,866			261,875



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
WOLFE KENNETH RAY JR EST			4 Gas	1 Public		Description	Code	Appraised	Assessed
4 CHARCOAL HILL COMMON						RES LAND	1-1	517,200	362,000
WESTPORT CT 06880						DWELLING	1-3	189,500	132,700
1						Total		706,700	494,700

6158
 WESTPORT, CT
VISION

SUPPLEMENTAL DATA

Alt Prcl ID	5318424-F	Lift Hse	
Historic ID		Asking \$	
Census	505		
WestportC	H13		
Survey Ma	6141		
Survey Ma			
GIS ID	E08028000	Assoc Pid#	

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
4090 0199	02-03-2021	U	1	0	29	2020	1-1	362,000	2020	1-1	362,000	2019	1-1	401,200
1468 0051	08-20-1996	U	1	0	29		1-3	132,700		1-3	132,700		1-3	143,300
1398 0247	08-28-1995	U	1	0	29	Total		494,700	Total		494,700	Total		544,500
1209 0057	01-21-1993	U	1	0	29	Total		494,700	Total		494,700	Total		544,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0002	R	0002			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	189,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	517,200
Special Land Value	0
Total Appraised Parcel Value	706,700
Valuation Method	C
Total Appraised Parcel Value	706,700

NOTES

M/6141(F)
 BROOK
 AKA 13 BEECHWOOD LN
 SM STREAM IN REAR
 WBS; 1 RM IN RBM COUNTED
 16X18 FOP MISSING MOST SCREENS

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-29-2020	SR			19	Field Review
10-05-2015	VA			81	Data Mailer Change
03-24-2015	MJF			00	Measur+Listed
03-18-2015	VA			66	INSPECTION NOTICE SE
09-30-2005	JG	1	1	00	Measur+Listed
09-13-2005	VA			10	Measu/LtrSnt - Letter Sent
05-07-2005	JG	1		02	Sat or >5PM Attm @ Int In

LAND LINE VALUATION SECTION

B	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
1	101	Single Family Re	A		0.730 AC	360,000	1.29467	5	0.95	160	1.600	BROOK		1.0000	517,200
Total Card Land Units					0.730 AC	Parcel Total Land Area				1	Total Land Value				517,200



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

<u>Ad Order Number</u> 0002627735	<u>Customer Account</u> 217628
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> LAA BUILDING WRECKING, LLC 198 Wilson Street FAIRFIELD CT 06825 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> DIANA	<u>Phone:</u> 2032186326
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> dianat240@aol.com

Ad Content Proof

Note: Ad size does not reflect actual ad

<u>Legal Notice of Intent to Demolish</u>
In accordance with article 11, Section 57-4 (a)(2) of the code of ordinances Town of Westport notice is hereby that a demolition permit application for the building or structure at: 15 Beechwood lane has filed in the office of the town official on April 26, 2021.
Name and address of owner: Beechwood lane LLC, .98 Hattertown Road, Newtown, ct 06470. Age of Built or structure 1966, year built. Square footage 3866
The application is currently pending and available for public inspection in the office of the Town Building official. Contractor: AA Building Wrecking, LLC, 50 Carthage Street Fairfield, ct 06825.

<u>Ad Cost</u> \$33.48	<u>Payment Amt</u> \$33.48	<u>Amount Due</u> \$0.00
----------------------------------	--------------------------------------	------------------------------------

Blind Box **Materials**

Order Notes

<u>Ad Number</u> 0002627735-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002618450
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 13 li	<u>PO Number</u>
	<u>Color Requests</u>	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/30/2021

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317
Cell: 203-414-6516
Fax: 203-502-8094
demoman198@aol.com

Date: April 26, 2021

Dear: Dana Kurzner,

This letter is to inform you of our intent to demolish the building located at:

15 Beechwood Lane, Westport, CT.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Dana Kurzner
3 Beechwood Lane
Westport, CT. 06880

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317

Cell: 203-414-6516

Fax: 203-502-8094

demoman198@aol.com

Date: April 26, 2021

Dear: Sarah & Dean Nakahara,

This letter is to inform you of our intent to demolish the building located at:

15 Beechwood Lane, Westport, CT.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Thomas Keiser

Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Dean & Sarah Nakahara
11 Beechwood Lane
Westport, CT. 06880

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:

Dana Kurzner 3 Beechwood Lane, Westport, CT. 06880

Susan Scott & Jack Seldman 10 Beechwood Lane, Westport, CT. 06880

Michael & Stesuko Cooney 16 Beechwood Lane, Westport, CT. 06880

Dean & Sarah Nakahara 11 Beechwood Lane, Westport, CT. 06880

 4/26/21

Signature of owner or authorized agent Date

Thomas Keiser
Print Name

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317

Cell: 203-414-6516

Fax: 203-502-8094

demoman198@aol.com

Date: April 26, 2021

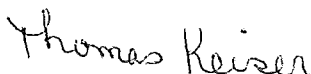
Dear: Susan Scott & Jack Seldman,

This letter is to inform you of our intent to demolish the building located at:

15 Beechwood Lane, Westport, CT.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Susan Scott
Jack Seldman
10 Beechwood Lane
Westport, CT. 06880

< Moments

10:33 AM

