



**WESTPORT™**

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, SEPTEMBER 14, 2021 7:00 PM AGENDA

Meeting ID: 820 8376 9222  
Passcode: 093815  
One tap mobile  
+16468769923,,82083769222# US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/82083769222?pwd=ZEZLbXBtdXVDZU1iU2FrTUwUEg3dz09>

The Westport Historic District Commission will hold an electronic public meeting at 7:00 p.m. on **Tuesday, September 14, 2021** for the following purposes:

1. To approve the minutes of the August 10, 2021 public meeting.
2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **13 Twin Circle Drive** and require the full 180-day delay.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **10 Abbotts Lane** and require the full 180-day delay.
4. To hear the Chairman's update.
5. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at [www.westportct.gov](http://www.westportct.gov) on the Town Calendar web page under September 14, 2021.

Bill Harris, Chair  
Historic District Commission  
September 9, 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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*



**WESTPORT™**

## Historic District Commission

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

**WESTPORT HISTORIC DISTRICT COMMISSION  
TUESDAY, AUGUST 10, 2021 7:00 PM  
DRAFT MINUTES**

**Members Present:**

Bill Harris, Chair  
Scott Springer, Clerk  
Marilyn Harding, Member  
Martha Eidman, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at 7:00 p.m. on **Tuesday, August 10, 2021** for the following purposes:

1. To approve the minutes of the July 13, 2021 public meeting.  
**MOTION (made by Springer): To approve the minutes of the July 13, 2021, public meeting.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved**
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for removal of wood rot and replace, paint wood on garage and front porch and install a shed at **88 Roseville Road** which is a Local Historic Property.  
**MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated July 12, 2021 for removal of wood rot and replace, paint wood on garage and front porch and install a shed at 88 Roseville Road which is a Local Historic Property.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved**
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for proposed fencing at **25 Evergreen Avenue** which is located in the Evergreen Avenue Local Historic District.  
**MOTION (made by Harris): To approve a *Certificate of Appropriateness* application dated July 12, 2021 for proposed fencing at 25 Evergreen Avenue which is located in the Evergreen Avenue Local Historic District.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved**

4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **1 Grays Farm Road** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 1 Grays Farm Road.**  
**SECOND: Harris**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
5. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **13 Caccamo Lane Extension**, which motion was adopted at the July 13, 2021 meeting.  
**MOTION (made by Springer): To rescind adoption of the motion to oppose the issuance of the demolition permit for 13 Caccamo Lane Extension and waive the remainder of the 180-day delay.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **56 Reichert Circle** and require the full 180-day delay.  
**MOTION (made by Harris): To waive the 180-day delay and allow issuance of the demolition permit for 56 Reichert Circle.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**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 **1 Tuck Lane** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 1 Tuck Lane.**  
**SECOND: Harris**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved. 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 **3 Wake Robin Road** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 3 Wake Robin Road.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**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 **5 Ellery Lane** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 5 Ellery Lane.**  
**SECOND: Harding**  
**SEATED: Harris, Harding, Springer, Eidman**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
10. Commission discussion of the Elmstead Barn.  
**No action taken.**
11. To hear the Chairman's update.  
**No action taken.**

12. To adjourn the meeting.

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

**Meeting adjourned at 8:30 PM**

Bill Harris, Chair  
Historic District Commission  
August 12, 2021

RECEIVED

AUG 19 2021



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

WESTPORT BUILDING  
DEPARTMENT

1. 13 Twin Circle Dr 1953  
ADDRESS OF WORK (Please Print) DATE BUILT ( From Assessor's Card)

2. Margaret Tetreault 203 216-6179  
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 13 Twin Circle Dr PMIKESH@icloud.com  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Anthony m. Baldino 595 Walnut Hill Rd. Thomaston, CT 06787  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 1656 SQFT single Family home  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

RECEIVED

6. \_\_\_\_\_  
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

AUG 20 2021

WESTPORT BUILDING  
DEPARTMENT

EMAIL \_\_\_\_\_

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

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

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

Meeting Date of Historic District Commission to consider demolition: \_\_\_\_\_

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

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

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

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@altictechservicesusa.com](mailto:carl.jenkins@altictechservicesusa.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: Aug 20, 2021

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

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

# HDC NEIGHBOR NOTIFICATION FORM

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

Amelia Beatty 19 Twin Circle Drive, Westport, Ct. 06880

Terry Lerman 11 Twin Circle Drive, Westport, Ct. 06880

Anatolly Gurevich 17 Twin Circle Drive, Westport, Ct. 06880

\_\_\_\_\_

\_\_\_\_\_



Signature of owner or authorized agent      Date 8/18/21

Anthony M. B. [unclear]

Print Name



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

## Order Confirmation

<b>Ad Order Number</b> 0002650397	<b>Customer Account</b> 217628
<b>Sales Rep.</b> eswanson	<b>Customer Information</b> LAA BUILDING WRECKING, LLC 198 Wilson Street FAIRFIELD CT 06825 USA
<b>Order Taker</b> eswanson	<b>Phone:</b> 2032186326
<b>Ordered By</b> DIANA	<b>Fax:</b>
<b>Order Source</b> Phone	<b>Email:</b> dianat240@aol.com

### Ad Content Proof

Note: Ad size does not reflect actual ad

**Legal Notice of Intent to Demolish**

In accordance with article 11, section 57-4 (a)(2) of the code of ordinance, Town of Westport, Notice is here here by that a demolition permit application for the building or structure at 13 Twin Circle drive has been filed in the office of the town building official in August 16, 2021.

Name and address of the owner: Margaret TETREULT, 13 Twin Circle Dr., WestportCT 06889.  
 Age of the building or a structure:1953.  
 Square footage of the building or structure: 3588.

The application is currently pending and available for a public inspection in the office of the town building Official.

Contractor: AA building wrecking LLC, 50 Carthage street, Fairfield, ct. 06825.

<b>Ad Cost</b>	<b>Payment Amt</b>	<b>Amount Due</b>
\$34.72	\$0.00	\$34.72

**Blind Box**      **Materials**

### Order Notes

<b>Ad Number</b> 0002650397-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002638363
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 14 li	<b>PO Number</b>
<b>Color Requests</b>		

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

**Run Dates**  
8/20/2021



## PROPERTY OWNER AUTHORIZATION


TO WHOM IT MAY CONCERN:

WE, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PREMISES DESCRIBED AS FOLLOWS:

THAT ANTHONY BALDINO AND AA BUILDING WRECKING IS DULY AUTHORIZED FOR AND ON OUR BEHALF TO EXECUTE ANY AND ALL APPLICATIONS FOR ANY AND ALL PERMITS RELATED TO THE CONSTRUCTION OF A NEW HOUSE ON MY PROPERTY.

DATE: AUG 19, 2021

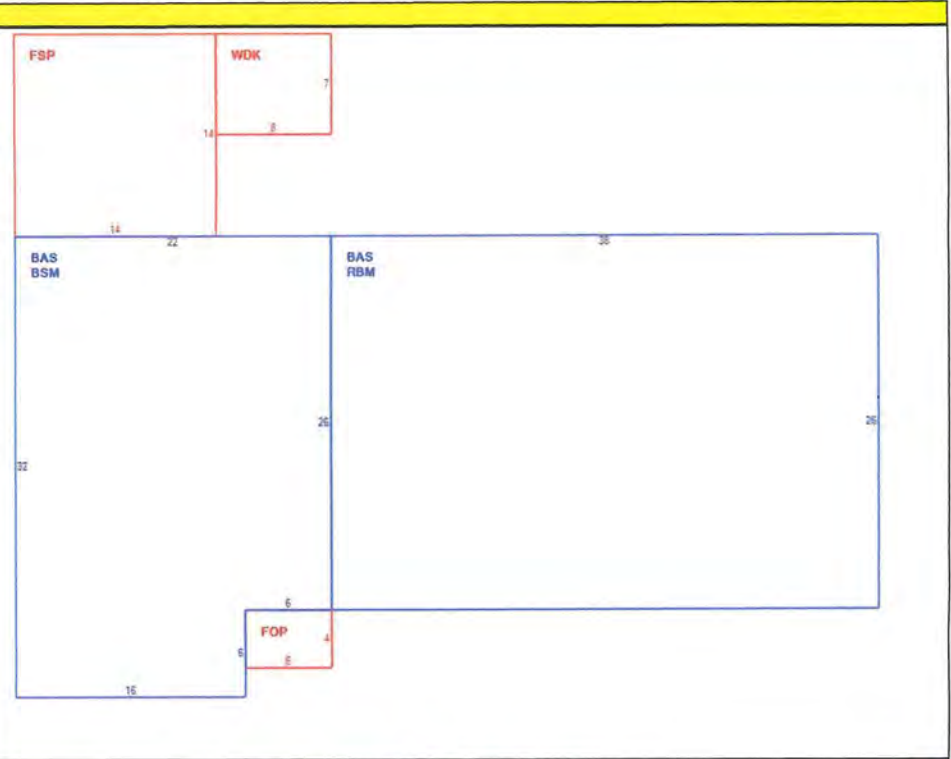
OWNER: MARGARET TETREULT / PAULA MIKESH EXT

OWNER SIGNATURE: 

OWNER TELEPHONE # 203 856 6793

OWNER EMAIL - pmikesh@icloud.com

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:	10	B-	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2	19	Brick Veneer	Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	03	Plaster	<b>COST / MARKET VALUATION</b>		
Interior Wall 2	05	Drywall	Building Value New		403,019
Interior Flr 1	12	Hardwood	Year Built		1953
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		F
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		55
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	2	2 Half Bths	External Obsol		
Total Xtra Fixtrs	2		Trend Factor		1
Total Rooms:	11	11 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		45
Kitchens	1		Cns Sect Rcnld		181,400
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	1450		Misc Imp Ovr Comment		
Fin Bsmt Qual	4		Cost to Cure Ovr		
Bsmt. Garages	0		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
SHD1	Shed	FR	Frame	L	336	11.00	1990	5	60	6	2.05	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,656	1,656		121.72	201,566
BSM	Basement Area	0	668		24.42	16,310
FOP	Porch, Open	0	24		25.36	609
FSP	Porch, Screen	0	196		30.43	5,964
RBM	Raised Basement	0	988		36.47	36,029
WDK	Deck, Wood	0	56		13.04	730
Ttl Gross Liv / Lease Area		1,656	3,588			261,208



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158  WESTPORT, CT  <b>VISION</b>
TETREAUULT MARGARET EST  13 TWIN CIRCLE DR  WESTPORT CT 06880			6 Septic	2 Private		Description	Code	Appraised	Assessed	
			2 Public Water			RES LAND	1-1	576,400	403,500	
						DWELLING	1-3	181,400	127,000	
		<b>SUPPLEMENTAL DATA</b>				RES OUTBL	1-4	4,500	3,200	
1		Alt Prcl ID	5319214-3		Lift Hse					
		Historic ID			Asking \$					
		Census	503							
		WestportC	E23							
		Survey Ma	3463							
		Survey Ma								
		GIS ID	F12011000		Assoc Pid#					
						Total		762,300	533,700	

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
TETREAUULT MARGARET EST	4119 0195	04-28-2021	U	I	0	29									
TETREAUULT MARGARET	3876 0323	08-15-2018	U	I	0	29	2020	1-1	403,500	2020	1-1	403,500	2019	1-1	425,700
TETREAUULT ALFRED B & MARGARET	0227 0517	07-02-1965	U	I	0	29		1-3	127,000		1-3	127,000		1-3	152,300
								1-4	3,200		1-4	3,200		1-4	3,200
						Total		533,700	Total		533,700	Total		581,200	

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

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0003	R	0003			

NOTES					
M/ 5985(3) DENTIST OFFICE IN BASEMENT,NO LONGER USED 2015 SHD1 NV-SIZE FBM = 4 RMS - 2015					

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
										07-15-2020	SR			19	Field Review
										10-06-2015	VA			81	Data Mailer Change
										06-09-2015	RH			00	Measur+Listed
										12-13-2014	TWM			02	Sat or >5PM Attm @ Int In
										11-24-2014	FSR			01	Measured/No Interior Insp
										11-14-2014	W			66	INSPECTION NOTICE SE
										05-03-2005	AH	1	1	00	Measur+Listed

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		1.020 AC	360,000	0.98104	5	1.00	160	1.600			1.0000	576,400
Total Card Land Units					1.020 AC	Parcel Total Land Area					1	Total Land Value			576,400

Mail body:



[Sent from AT&T Yahoo Mail for iPhone](#)

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: August, 16, 2021

Dear: Amelia Beatty

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

13 Twin Circle Drive, Westport, Ct. TO BE DEMOLISHED ON OR ABOUT Oct, 16, 2021

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

Amelia Beatty  
19 Twin Circle Drive  
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: August 16, 2021

Dear: Anatolly Gurevich,

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

13 Twin Circle Drive, Westport TO BE DEMOLISHED ON OR ABOUT OCT, 16, 2021

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

Anatolly Gurevich  
17 Twin Circle Drive  
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: August 16, 2021

Dear: Terry Lerman,

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

13 Twin Circle Drive, Westport TO BE DEMOLISHED ON OR ABOUT OCT, 16, 2021

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

Terry Lerman  
11 Twin Circle Drive  
Westport, Ct. 06880



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

RECEIVED

AUG 23 2021

1. 10 Abbotts Lane

1950

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. David and Lindsey Allen

RECEIVED

NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE

3. 10 Abbotts Lane, Westport

AUG 26 2021

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

4. Able Construction

203-849-3083

NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) TELEPHONE

Attach copy of letter of authorization from owner.

5. 2004 sq. ft.

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

6. \_\_\_\_\_  
 DEMOLITION CONTRACTOR (Please Print)

LICENSE NUMBER

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: \_\_\_\_\_

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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 NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- ASBESTOS ABATEMENT                      Any local testing lab and asbestos abatement company is acceptable
- AQUARION WATER COMPANY              Jorge Gonzalez                      (203)337-5949    FAX (203)337-5837
- CABLEVISION                                      Janae Van Duzen                      (203) 750-5621    FAX (203)354-0929
- CONN. LIGHT & POWER                      (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
- AT & T    Email    ndc\_demo@att.com
- CONSERVATION DEPARTMENT              Colin Kelly                              (203) 341-1170    FAX (203) 341-1088
- HEALTH DEPARTMENT                      Jeff Andrews                              (203) 227-9571  
(If on Septic)
- PUBLIC WORKS DEPARTMENT              Chris Kiosse                              (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: \_\_\_\_\_ DATE: \_\_\_\_\_

OR  
SIGNATURE OF AGENT:  \_\_\_\_\_ DATE: Aug 20, 2021

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

# David and Lindsey Allen

10 Abbotts Lane  
Westport , CT 06880  
dma10allen@gmail.com

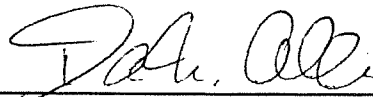
## LETTER OF AUTHORIZATION

June 25, 2021

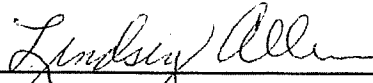
To Whom It May Concern:

I hereby authorize Peter Greenberg and Johnny Schwartz of Able Construction, Inc. to act on our behalf in obtaining any and all permits relating to the renovation of our home located at 10 Abbotts Lane, Westport, Connecticut.

Signed by:



\_\_\_\_\_  
David Allen (Owner)



\_\_\_\_\_  
Lindsey Allen (Owner)



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> 0002652161	<u>Customer Account</u> 325161
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> ABLE CONSTRUCTION LLC 30 Oakwood Avenue NORWALK CT 06850 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Janet	<u>Phone:</u> 2037367712
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</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 10 Abbotts Lane, Westport, CT (Address) has been filed in the Office of the Town Building Official on August 23, 2021 (Filing Date).	
Name and address of the owner:	David & Lindsey Allen 10 Abbotts Lane Westport, CT 06880
Age of the building or structure:	10 Abbotts Lane Built in 1950
Square footage of the building or structure:	10 Abbotts Lane +/- 2,004 sq feet
The application is currently pending and available for public inspection in the Office of the Town Building Official.	

<u>Ad Cost</u> \$40.92	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$40.92
---------------------------	------------------------------	------------------------------

Blind Box      Materials

### Order Notes

<u>Ad Number</u> 0002652161-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 16 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  
8/27/2021

## 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:

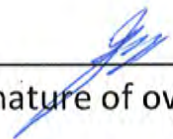
14 Abbotts Lane - Kenneth W. Perlman

11 Abbotts Lane - Mark A. Connelly, Jr.

18 Clover Lane - Frederick Grieb + Ashlee Hemrick

19 Clover Lane - Dickstein Christina Carol McKay  
a.k.a. Richard G. + Judy G.

8 Abbotts Lane - Johnathan Rosenov

  
Signature of owner or authorized agent

1/23, 2021  
Date

Johnny Schwartz  
Print Name



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Able Construction  
30 Oakwood Ave.  
Norwalk, CT 06850



To: Mark A. Connelly, Jr.  
11 Abbotts Lane  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

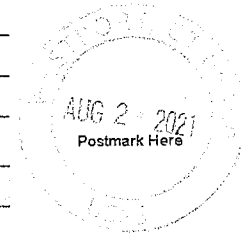


Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Able Construction  
30 Oakwood Ave.  
Norwalk, CT 06850



To: Kenneth W. Perlman  
14 Abbotts Lane  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Able Construction  
30 Oakwood Ave.  
Norwalk, CT 06850



To: Dikristina Christina Carol  
McKay + Sobel Richard + Stacy  
19 Clover Lane  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

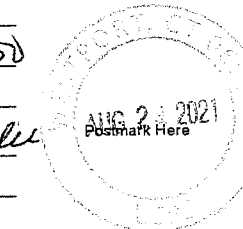


Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Able Construction  
30 Oakwood Ave.  
Norwalk, CT 06850



To: Frederick Grieb + Ashley  
Henrick  
18 Clover Lane  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

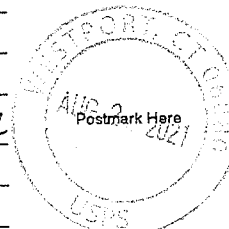


Certificate Of Mailing

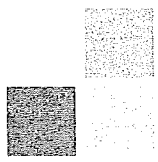
To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Able Construction  
30 Oakwood Ave.  
Norwalk, CT 06850



To: Jonathan Rosenoll  
18 Abbotts Lane  
Westport, CT 06880



**ABLE**  
CONSTRUCTION, INC.

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August 23, 2021

Frederick Grieb & Ashlee Hemrick  
18 Clover Lane  
Westport, CT 06880

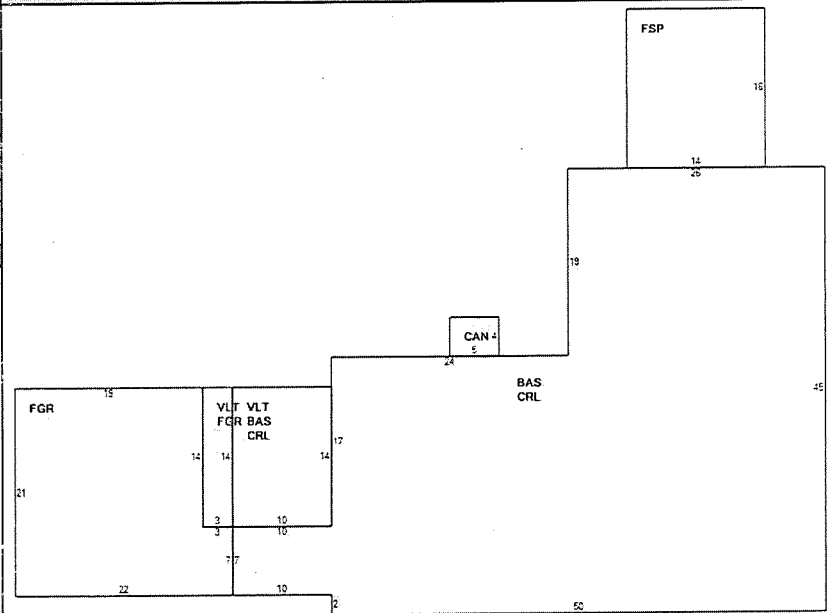
Please be advised that we will be demolishing the building at 10 Abbots Lane in the upcoming weeks. There will be an electronic meeting with the Historical Commission on September 14th at 7:00 pm to review this demolition. Please check the town website for the zoom link.

Feel free to contact me with any questions? I can be reached at 203-849-3083.

Sincerely,

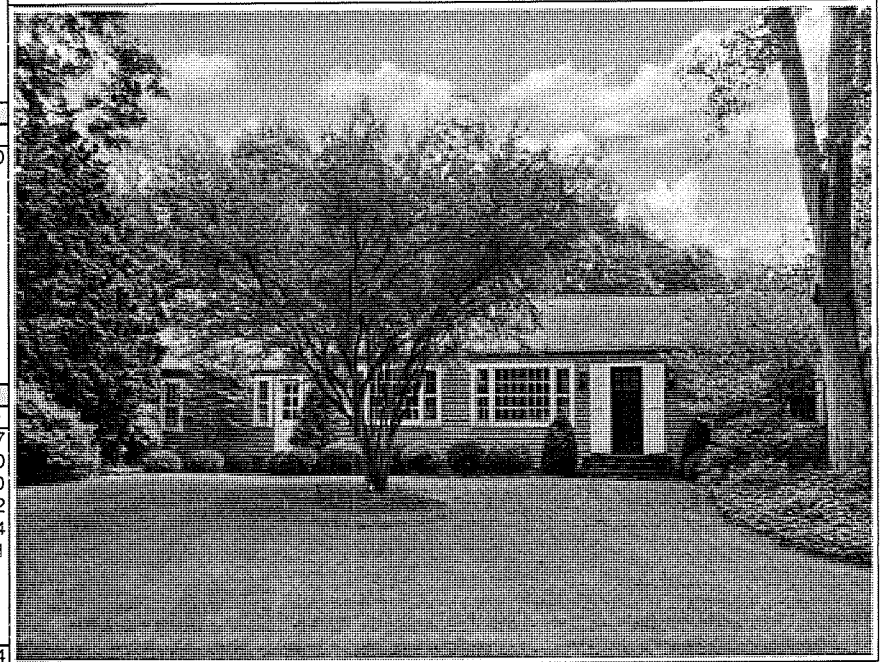
Johnny Schwartz  
Able Construction, Inc.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	2	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	03	Plaster	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		260,414
Interior Flr 1	12	Hardwood	Year Built		1950
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code	G	
Heat Type:	05	Hot Water	Remodel Rating	M	
AC Type:	03	Central	Year Remodeled		2013
Total Bedrooms	03	3 Bedrooms	Depreciation %		19
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	03	Modern	Condition %		
Kitchen Style:	02	Average	Percent Good		81
Kitchens	1		Cns Sect Rcnld		210,900
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	G				
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 Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
SHD1	Shed	FR	Frame	L	120	11.00	1950	5	60	3	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,004	2,004		100.06	200,527
CAN	Canopy	0	20		20.01	400
CRL	Crawl Space	0	2,004		0.00	0
FGR	Garage	0	462		40.07	18,512
FSP	Porch, Screen	0	224		25.02	5,604
VLT	Vaulted Ceiling	0	182		4.95	901
Ttl Gross Liv / Lease Area		2,004	4,896			225,944



Property Location 10 ABBOTTS LN  
 Vision ID 1052

Account # 5072

Map ID E13 / 069/000 /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 8/2/2021 1:11:14 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT  <b>VISION</b>	
ALLEN DAVID & LINDSAY  10 ABBOTTS LN  WESTPORT CT 06880			6 Septic	2 Private		Description	Code	Appraised	Assessed		
			2 Public Water			RES LAND	1-1	601,900	421,300		
		<b>SUPPLEMENTAL DATA</b>				DWELLING	1-3	210,900	147,600		
1		Alt Prcl ID 5320217-H	Lift Hse Asking \$		RES OUTBL	1-4	800	600	Total	813,600	569,500
GIS ID E13069000		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
ALLEN DAVID & LINDSAY	4089	0255	01-28-2021	Q	I	1,150,000	00	2020	1-1	421,300	2020	1-1	421,300	2019	1-1	441,200	
SILVER ROCK REAL ESTATE #1 LLC	4082	0207	12-30-2020	Q	I	1,000,000	00		1-3	147,600		1-3	147,600		1-3	141,500	
BURMAN RICHARD M	4027	0139	07-28-2020	U	I	0	29		1-4	600		1-4	600		1-4	600	
BURMAN JOAN L EST	3934	0271	07-16-2019	U	I	0	29										
BURMAN JOAN L	1752	0151	01-26-2000	U	I	0	29										
Total								569,500		Total		569,500		Total		583,300	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY		
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
Total			0.00							210,900

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY	
Nbhd	Sub	Nbhd Name	B	Tracing	Batch		
0003	R	0003				Appraised Bldg. Value (Card)	210,900
						Appraised Xf (B) Value (Bldg)	0
						Appraised Ob (B) Value (Bldg)	800
						Appraised Land Value (Bldg)	601,900
						Special Land Value	0
						Total Appraised Parcel Value	813,600
						Valuation Method	C
						Total Appraised Parcel Value	813,600

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
										07-02-2020	SR			19	Field Review
										10-31-2015	VA			80	Data Mailer No Change
										11-20-2014	MJF			00	Measur+Listed
										11-14-2014	W			66	INSPECTION NOTICE SE
										12-20-2005	JN			40	Hearing - No change
										05-23-2005	BL	1	1	00	Measur+Listed

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		1.400	AC	360,000	0.72380	5	1.00	165	1.650		1.0000	601,900
Total Card Land Units					1.400	AC	Parcel Total Land Area					1	Total Land Value		601,900





# DEADLINE

## Notice of Abandonment

In accordance with Title 24 Section 24-202 of the  
Ordinance of the City of Boston, Chapter 223A  
and the provisions of the Massachusetts  
Uniform Gifts to Minors Act, the following  
notice is hereby given to the holder of the  
mortgage on the premises described below:  
Name and address of mortgagor: [illegible]  
Age of the holder of the mortgage: [illegible]  
Name and address of the mortgagee: [illegible]  
The application for foreclosure was filed on [illegible]  
No title of the mortgage is being held by [illegible]

# 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 10 Abbotts Lane, Westport, CT 06880 has been filed in the Office of the Town Building Official on August 23, 2021.

Name and address of the owner: David and Lindsey Allen, 10 Abbotts Ln. Westport  
Age of the building or structure: 71 yrs  
Square footage of the building or structure: 2004 +/-

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