



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 DRAFT MINUTES

Members Present:

Bill Harris, Chair
Randy Henkels, Acting Clerk
Marilyn Harding, Member
Martha Eidman, Alternate
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held 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.
MOTION (made by Henkels): To approve the minutes of the August 10, 2021, public meeting.
SECOND: Harding
SEATED: Harris, Harding, Henkels, Eidman, Van Wie
VOTE: Unanimously approved
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.
MOTION (made by Henkels): To waive the 180-day delay and allow issuance of the demolition permit for 13 Twin Circle Drive.
SECOND: Harding
SEATED: Harris, Harding, Henkels, Eidman, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **10 Abbotts Lane** 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 10 Abbotts Lane.
SECOND: Motion not seconded; motion failed.
SEATED: Harris, Harding, Henkels, Eidman, Van Wie
VOTE: No action taken.
4. To hear the Chairman's update.
No action taken.
5. To adjourn the meeting.
MOTION (made by Harris): To adjourn the meeting.

Meeting adjourned at 8:06 PM

Bill Harris, Chair
Historic District Commission
September 16, 2021



WESTPORTSM

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**WESTPORT HISTORIC DISTRICT COMMISSION
TUESDAY, OCTOBER 12, 2021 7:00 PM
SPECIAL PRE-APPLICATION MEETING
DRAFT MINUTES**

Members Present:

Grayson Braun, Vice-Chair
Scott Springer, Clerk
Randy Henkels, Member
Marilyn Harding, Member
Martha Eidman, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

A special pre-application meeting of the Historic District Commission was held on **Tuesday, October 12, 2021 at 7:00 pm** to review potential plans at:

1. To review potential plans at **35 Wright Street** located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.

Commission members discussed potential plans at 35 Wright Street with the project architect, John Franzen.

Meeting adjourned at 7:30 PM.

Grayson Braun, Vice-Chair
Historic District Commission
October 13, 2021



WESTPORT™

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WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, OCTOBER 12, 2021 7:30 PM DRAFT MINUTES

Members Present:

Grayson Braun, Vice-Chair
Scott Springer, Clerk
Randy Henkels, Member
Marilyn Harding, Member

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at 7:30 p.m. on **Tuesday, October 12, 2021** for the following purposes:

1. To approve the minutes of the September 14, 2021 public meeting.
No action taken. Held for the November 9, 2021 meeting.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated September 30, 2021 for proposed window replacement and repair and/or replacement of gable, eave and exterior trim at **64 Wright Street** which is located in the Kings Highway North Local Historic District; Kings Highway North National Historic District.
MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated September 30, 2021 for proposed window replacement and repair and/or replacement of gable, eave and exterior trim as well as repair work and repointing of chimneys as show in the drawings at **64 Wright Street which is located in the Kings Highway North Local Historic District; Kings Highway North National Historic District..**
SECOND: Henkels
SEATED: Braun, Harding, Henkels, Springer
VOTE: Unanimously approved.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **149 Hillspoint 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 149 Hillspoint Road.
SECOND: Springer
SEATED: Braun, Harding, Henkels, Springer
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **15 Morningside 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 15 Morningside Lane.
SECOND: Henkels

SEATED: Braun, Harding, Henkels, Springer

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

5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **20 Colony 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 20 Colony Road.
SECOND: Henkels
SEATED: Braun, Harding, Henkels, Springer
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 **49 Old 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 49 Old Road.
SECOND: Springer
SEATED: Braun, Harding, Henkels, Springer
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 **7 Warnock Drive** 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 7 Warnock Drive.
SECOND: Harding
SEATED: Braun, Harding, Henkels, Springer
VOTE: Approved AYE: Braun, Harding, Henkels; NAY: Springer . The remainder of the 180-day delay is WAIVED.
8. To hear the Chairman's update.
No action taken.
9. To adjourn the meeting.
MOTION (made by Harris): To adjourn the meeting.

Meeting adjourned at 8:28 PM

Grayson Braun, Vice-Chair
Historic District Commission
October 14, 2021



RECEIVED

05 2021

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

RECEIVED

SEP 30 2021

WESTPORT BUILDING DEPARTMENT
1. DEPARTMENT ROAD SOUTH 1938
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)
2. HOME DESIGN & BUILD LLC 203. 247-4753
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE
3. 129 HARBOR ROAD MARKLACLR@YAHOO.COM
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL
4. N/A
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.
5. 3920 SQ. FT. - ENTIRE HOUSE
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. TO BE DETERMINED
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH
POSTING OF DEMOLITION SIGN

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL

DATE

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechservicesusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (800) 989-0900
- 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: Cynthia A. Doonan DATE: 9/29/2021
HOME DESIGN & BUILD LLC (OWNER)

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:

Abutters:

Parcel Number: C06135000 Mailing Address: MCDONALD NICHOLAS & VICTORIA
CAMA Number: C06135000 167 COMPO RD S
Property Address: 167 COMPO RD S WESTPORT, CT 6880

Parcel Number: C06136000 Mailing Address: SKEATS JERRE H
CAMA Number: C06136000 167A COMPO RD S
Property Address: 167A COMPO RD S WESTPORT, CT 6880

Parcel Number: C06138000 Mailing Address: REYNOLDS JANET G
CAMA Number: C06138000 173 COMPO RD S
Property Address: 173 COMPO RD S WESTPORT, CT 6880

Parcel Number: C06139000 Mailing Address: 175 COMPO ROAD SOUTH LLC
CAMA Number: C06139000 2 SILENT GROVE NORTH
Property Address: 175 COMPO RD S WESTPORT, CT 6880

Parcel Number: C06141000 Mailing Address: CONNORS LEILA
CAMA Number: C06141000 179 COMPO RD S
Property Address: 179 COMPO RD S WESTPORT, CT 6880

Parcel Number: D06134000 Mailing Address: VAN ZANT THOMAS L & SANDRA A
CAMA Number: D06134000 16 GREENS FARMS HOL
Property Address: 16 GREENS FARMS HOL WESTPORT, CT 6880

Parcel Number: D06135000 Mailing Address: LOHS HOLGER & IMKE I
CAMA Number: D06135000 17 GREENS FARMS HOL
Property Address: 17 GREENS FARMS HOL WESTPORT, CT 6880

Parcel Number: C07177000 Mailing Address: DIETRICH EDWARD H AND
CAMA Number: C07177000 168 COMPO RD S
Property Address: 168 COMPO RD S WESTPORT, CT 6880

CYNTHIA G. DOONAN

Print Name

Cynthia G. Doonan Home Design & Build

Parcel Number: C07178000 Mailing Address: MCBRIEN VINCENT W TR & JUDITH
CAMA Number: C07178000 PAINE TR
Property Address: 166 COMPO RD S 1625 SHERIDAN RD #401
WILMETTE, IL 60091

Parcel Number: C06117000 Mailing Address: RAUSEN EMALOU W TRUSTEE
CAMA Number: C06117000 176 COMPO RD S
Property Address: 176 COMPO RD S WESTPORT, CT 06880

October 5, 2021

Dear Neighbor

This letter is to inform you of our intent to demolish the front house at 171 Compo Road South.

A permit application has been filed and is available for inspection by contacting the Westport Building Department.

Please let us know if you have any questions.

Sincerely,

Mark LaClair
203.247.4753

Cindy Doonan
203.858.4245

Ad Order Number 0002659053	Customer Account 232858
Sales Rep. mhutchings	Customer Information DOONAN
Order Taker mhutchings	11 QUENTIN ROAD WESTPORT CT 06880 USA
Ordered By email	Phone: 2038584245
Order Source Phone	Fax: EMail: cgdoonan@gmail.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH
 In accordance with Article II, Section 14-24 (a)(2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the front structure at 171 Compo Road South has been filed in the Office of the Town Building Official on September 29, 2021 (filing date)
 Name of Owner: Hemo Design & Build, LLC
 120 Harbor Road
 Westport, CT 06880
 Age of Building: 171 Compo Road South - Built in 1938
 Square Footage of structure: 171 Compo Road South 3920 Sq. Feet
 The application is currently pending and available for public inspection at the Office of the Town Building Official.

Ad Cost \$46.00	Payment Amt \$0.00	Amount Due \$46.00
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Blind Box **Materials**

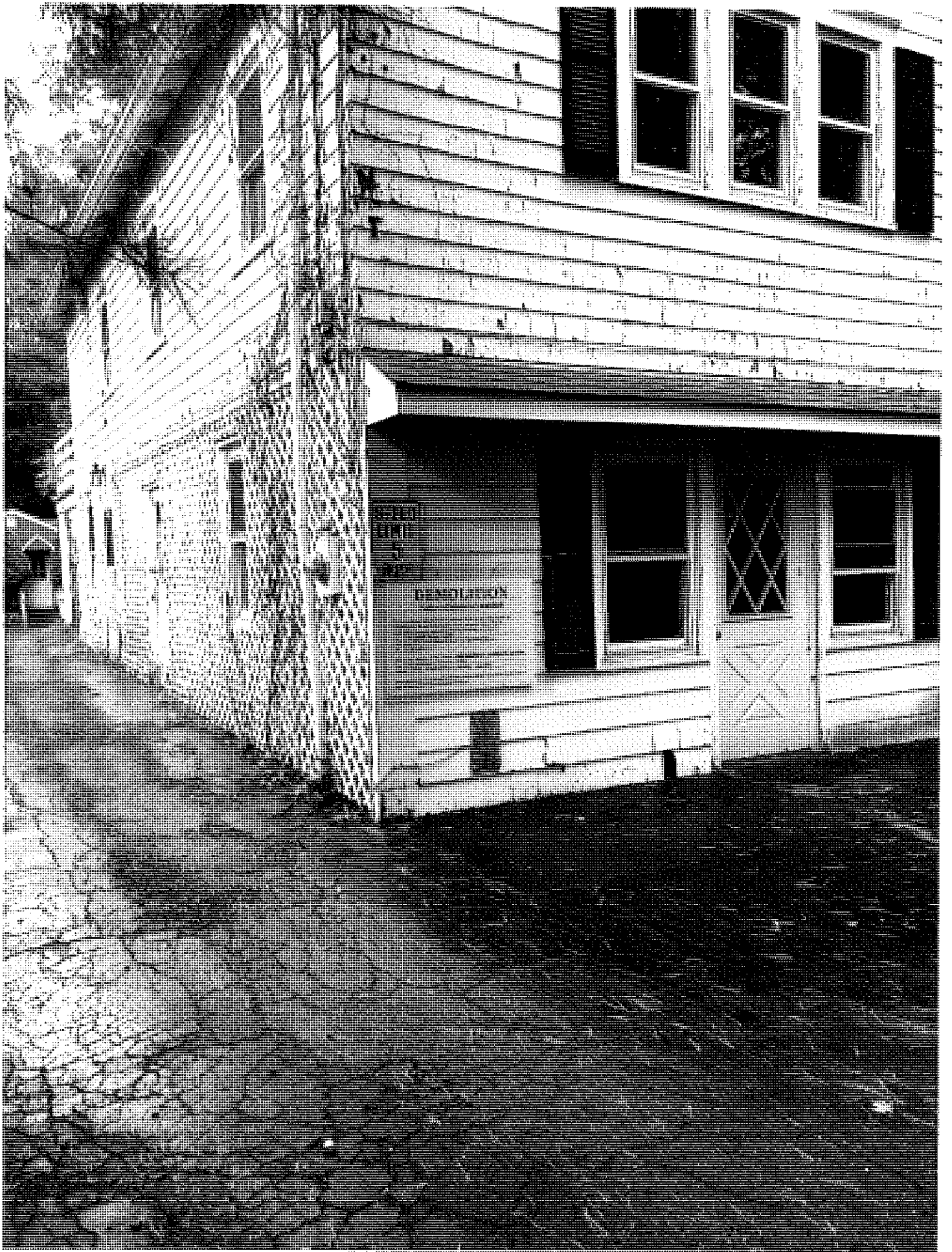
Order Notes

Ad Number 0002659053-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 12 li	PO Number
Color \$0.00	Color Requests	

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

Run Dates
10/8/2021



5
MPH

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 171 COMPO ROAD SOUTH has been filed in the Office of the Town Building Official on 9/30/2021.

Name and address of the owner: HOME DESIGN BLDG LLC 129 HARBOR RD, WESTPORT
Age of the building or structure: 1938
Square footage of the building or structure: 3420 SQ FT

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

TO AMAZON
This is 171
COMPO RD
169 is down the
driveway further...
RED HOUSE
Porch on right.
I left this note
at 11:30 AM...
9/30/2021



TOWN OF WESTPORT

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

RECEIVED

RECEIVED

1. 3 Sunrise Road | 1948
ADDRESS OF WORK (Please Print) | DATE BUILT
2. 3 Sunrise Road LLC | 205 520 0732
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE
3. 185 Dean St. Suite 101, Norwood, MA 02062 | driccio@hbb-ct.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL
4. Fred Dietter, 185 Dean St. Suite 101, Norwood, MA 02062
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.
5. Remove roof only. Adding a second story to house. Existing 1st Floor walls to remain
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. RAM Construction Maint LLC | 2033124483 | HIC 0662924
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER
Fdietter@ram-ma.com
EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH
POSTING OF DEMOLITION SIGN

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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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- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticctechservicesusa.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 (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT (If on Sewer) Deborah Barbieri (203) 341-1793
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 9/29/21

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____



To whom it may concern,

Fred Dletter is permitted to pull permits on behalf of RAM Construction Management LLC.

Thanks,

Daniel Riccio Jr.

A handwritten signature in black ink, appearing to read "DRIC" followed by a checkmark.

FYI... Dan Riccio owns both the property and RAM Construction mgmt LLC.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/30/2021

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

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

PRODUCER George J. Smith and Son 247 Broad Street Milford CT 06460	CONTACT NAME: Tennille McKernan	PHONE (A/C, No, Ext): (203) 878-4641	FAX (A/C, No): (203) 876-9886
	E-MAIL ADDRESS: tmckernan@gjsins.com		
INSURED RAM Construction Management LLC; Helpful Home Buyers LLC RAM Real Estate Investment LLC 185 Dean Street, Suite 101 Norwood MA 02062	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: ALR - Admiral Insurance Co.		24856
	INSURER B: TEL - Arbella Insurance Group		41360
	INSURER C: NCCI - Travelers Property & Casualty		36161
	INSURER D:		
	INSURER E:		
INSURER F:			


COVERAGES CERTIFICATE NUMBER: Master 21/22 term REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		CA000035928-03	09/15/2021	09/15/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			102010211901	11/04/2020	11/04/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	7PJUB-4N49102-3-21	07/18/2021	07/18/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Westport is listed as an Additional Insured.

CERTIFICATE HOLDER TOWN OF WESTPORT 110 MYRTLE AVENUE WESTPORT CT 06880	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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October 4, 2021

Scott & Elizabeth Barr

6 Sunrise Road

Westport, CT 06880

RE: 3 Sunrise Road

Hello Mr./Mrs. Barr,

I am the owner of 3 Sunrise Road. I plan to demolition the roof structure off of the house at 3 Sunrise Road. I need to notify you of my intention to demolition the roof per the Town of Westport's demolition permit process because you are an "abutting neighbor or neighbor directly across or diagonally across the street".

I plan to add a second story to the house and put a new roof structure on.

Our demolition permit application (dated September 29, 2021) is currently pending and is available for public inspection in the Office of the Town Building Official.

Please contact me with any questions.

Thank you,



Daniel Riccio

driccio@hnb-ct.com

203-520-0932

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:

Susan Simms - 46 Sangatuck Ave

Alexa Flora Trust - 4 Sunrise Rd.

Scott + Elizabeth Barr - 6 Sunrise Rd.

Augustine + Marcia Ciambriello - 7 Sunrise Rd.

Yejun Wei - 64 Sangatuck Ave



Signature of owner or authorized agent

10/5/21

Date

Fred Diether

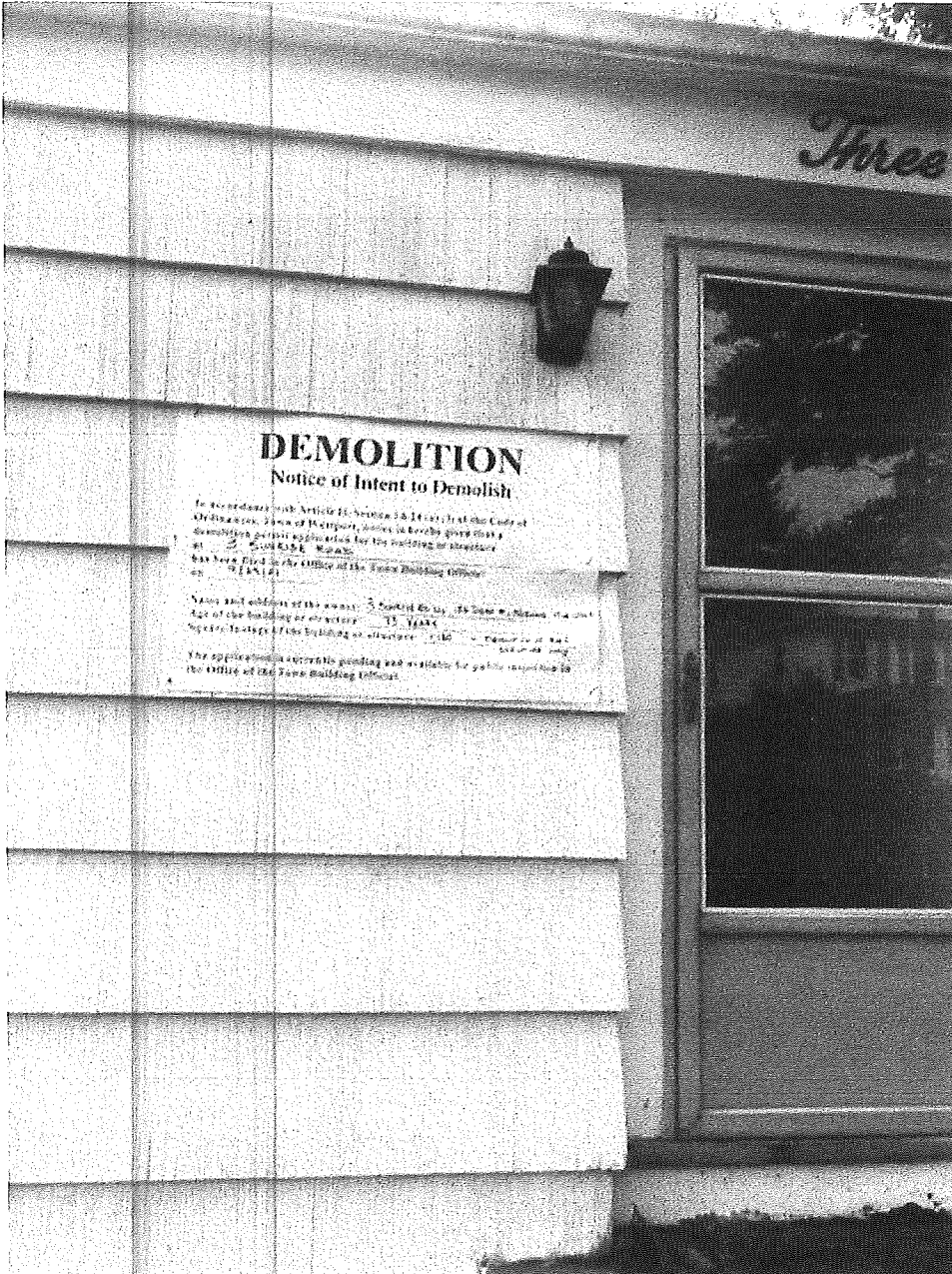
Print Name



Sent from my iPhone

Fred Dieter

From: Frederick Dieter <dieter11@charter.net>
Sent: Wednesday, October 6, 2021 10:22 AM
To: Fred Dieter





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 0002660278	Customer Account 351835
Sales Rep. eswanson	Customer Information RAM CONSTRUCTION MANAGEMENT LLC 185 Dean St Suite 101 NORWOOD MA 02062 USA
Order Taker eswanson	
Ordered By Fred	Phone: 2033124483
Order Source Phone	Fax: E-Mail: fdietter@rcm-ma.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE FOR 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 the demolition permit application for the entire roof structure at 3 Sunrise Road has been filed in the Office of the Town Building Official on September 29, 2021. The existing house was constructed in 1948 and is 73 years old. It is 1,160 square feet. RAM Construction Management LLC, 185 Dean Street, Suite 101, Norwood, MA 02062 will perform the demolition work. The application is currently pending and is available for public inspection in the Office of the Town Building Official.

Ad Cost	Payment Amt	Amount Due
\$23.56	\$0.00	\$23.56

Blind Box **Materials**

Order Notes

Ad Number 0002660278-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 9 li	PO Number
Color Requests		

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

Run Dates
10/ 8/2021



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

RECEIVED

OCT 21 2021

1. 5 Minute Man Hill, Westport CT | 1952
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Peter Baiocco | (914) 552-9263
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 5 Minute Man Hill | peterbaiocco@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. full demolition of 4,067 square foot two story wood framed single family residence
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. to be determined
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

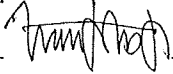
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechservicesusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 10/14/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

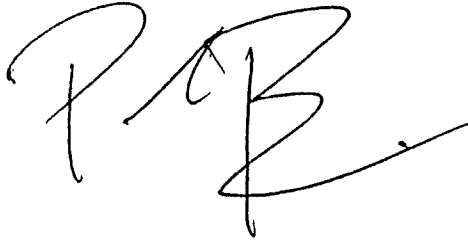
SIGNATURE OF BUILDING OFFICIAL: _____

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

October 5, 2021

I, Peter Baiocco, authorize Vita Design Group as my agent for the permitting process at 5 Minute Man Hill, Westport CT 06880.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'P' and 'B' in a stylized, cursive font, followed by a horizontal line extending to the right.

Peter Baiocco

5 MINUTE MAN HILL

Location 5 MINUTE MAN HILL

Mblu D04 / 021/000 /

Acct# 7827

Owner BAIOTTO PETER

Assessment \$1,688,900

Appraisal \$2,412,600

PID 3764

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,035,600	\$1,377,000	\$2,412,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$725,000	\$963,900	\$1,688,900

Owner of Record

Owner BAIOTTO PETER
Co-Owner
Address 5 MINUTE MAN HILL
 WESTPORT, CT 06880

Sale Price \$0
Certificate
Book & Page 3789/0113
Sale Date 06/05/2017
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAIOTTO PETER	\$0		3789/0113	29	06/05/2017
BAIOTTO PETER J & LEAH A	\$2,695,000		3519/0010	00	04/29/2014
VALERIO JOSEPH & DEBORAH C	\$525,000	1	1343/0085	00	07/31/1992

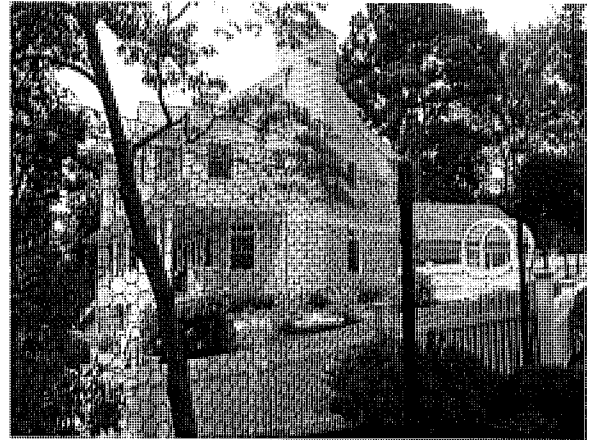
Building Information

Building 1 : Section 1

Year Built: 1952
Living Area: 4,067
Replacement Cost: \$1,268,132
Building Percent Good: 77

Replacement Cost
 Less Depreciation: \$976,500

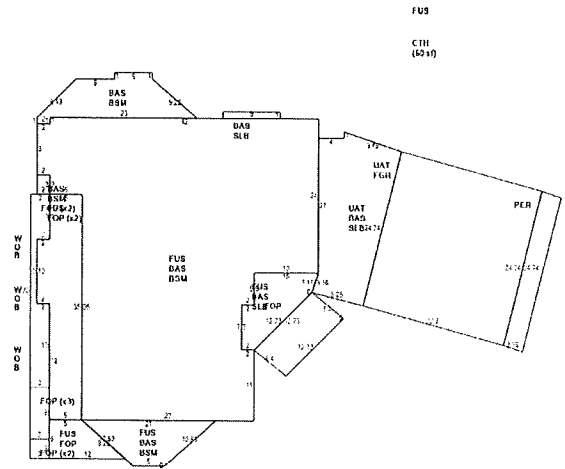
Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/A00102197114.jpg>)

Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	A+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
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:	5 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	5
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	980
Fin Bsmt Qual	Living Area Q
Bsmt. Garages	0
Interior Cond	A
Fireplaces	5
Ceiling Height	9.00
Elevator	
Sprinklers	Yes
Acc Apts	
Fndtn Cndtn	

Building Layout



(ParcelSketch.ashx?pid=3764&bid=3764)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,136	2,136
FUS	Upper Story, Finished	1,931	1,931
BSM	Basement Area	1,787	0
CTH	Cathedral Ceiling	60	0
FGR	Garage	564	0
FOP	Porch, Open	752	0
PER	Pergola	78	0
SLB	Slab	349	0
UAT	Attic, Unfinished	821	0
		8,478	4,067

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 201
Description Single Family Res
Zone AA
Neighborhood 450
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1
Frontage 0
Depth 0
Assessed Value \$963,900
Appraised Value \$1,377,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	GNH	Heatd/Gunite	800.00 S.F.	\$42,400	1
PAT1	Patio	SN	Stone	752.00 S.F.	\$16,300	1
PER	Pergola			16.00 S.F.	\$400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,035,600	\$1,377,000	\$2,412,600
2019	\$1,191,200	\$1,453,500	\$2,644,700
2018	\$1,191,200	\$1,453,500	\$2,644,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$725,000	\$963,900	\$1,688,900
2019	\$833,900	\$1,017,500	\$1,851,400
2018	\$833,900	\$1,017,500	\$1,851,400



DEMOLITION

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

Address of Property to be Demolished: 5 Minute Man Hill, Westport

Applicant Filing Notice:

Vita Design Group
1 Wilson Road, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 4,067 square foot structure constructed in 1952 .

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

SAMPLE LETTER

VITA DESIGN
GROUP

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

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: October 18, 2021

RICHARD & GAYLE GABOR
4 MINUTE MAN HILL
WESTPORT, CT 06880

Dear RICHARD & GAYLE GABOR,

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

Applicant Filing Notice:

Vita Design Group
1 Wilton Road, Westport

Address of Property to be Demolished:

5 Minute Man Hill, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 4,067 square foot structure constructed in 1952.

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

HDC NEIGHBOR NOTIFICATION FORM

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

YANKEE HILL LLC
10 YANKEE HILL RD
WESTPORT, CT 06880

STEVEN A SIMONTE
8 YANKEE HILL RD
WESTPORT, CT 06880

ALLAN P CRAMER
6 YANKEE HILL RD
WESTPORT, CT 06880

CHRISTOPHER & MARJORIE C DUNHAM
277 COMPO RD S
WESTPORT, CT 06880

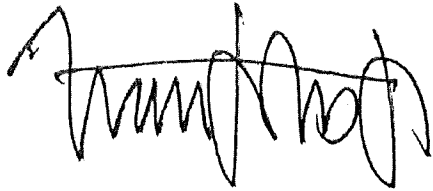
ERIC J & MARY CLAIRE GROSGOGEAT
3 MINUTE MAN HILL
WESTPORT, CT 06880

DAVID A & LAURIE D SORENSON
7 MINUTE MAN HILL
WESTPORT, CT 06880

LESLEY P OCONNELL
8 MINUTE MAN HILL
WESTPORT, CT 06880

KIMBERLY GAYLE KASARDA
6 MINUTE MAN HILL
WESTPORT, CT 06880

RICHARD & GAYLE GABOR
4 MINUTE MAN HILL
WESTPORT, CT 06880



Signature of owner or authorized agent

Date 2021/10/18

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

Order Confirmation

<u>Ad Order Number</u> 0002664767	<u>Customer Account</u> 352162
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> VITA DESIGN GROUP 1 Wilton Road WESTPORT CT 06880 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Francis	<u>Phone:</u> 2034152035
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u> fa@vdgarch.com

Ad Content Proof

Note: Ad size does not reflect actual ad

NOTICE OF INTENT TO DEMOLISH

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

Applicant Filing Notice: Vita Design Group
Wilton Road, Westport

Address of Property to be Demolished: 5 Minuto Man Hill, Westport

Description and Type of Structure to be Demolished:
Single family two story wood framed structure. 4,067 square foot structure constructed in 1952.

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

<u>Ad Cost</u> \$37.20	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$37.20
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Blind Box Materials

Order Notes

<u>Ad Number</u> 0002664767-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 15 II	<u>PO Number</u>
	<u>Color Requests</u>	

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



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

RECEIVED

OCT 22 2021

1. 38 Hiawatha Lane | 1950 | **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessment)

2. Summit Saugatuck LLC | _____ | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 3,250
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 38 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 38 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh


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 demolitions@aquarionwater.com
- 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:  DATE: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

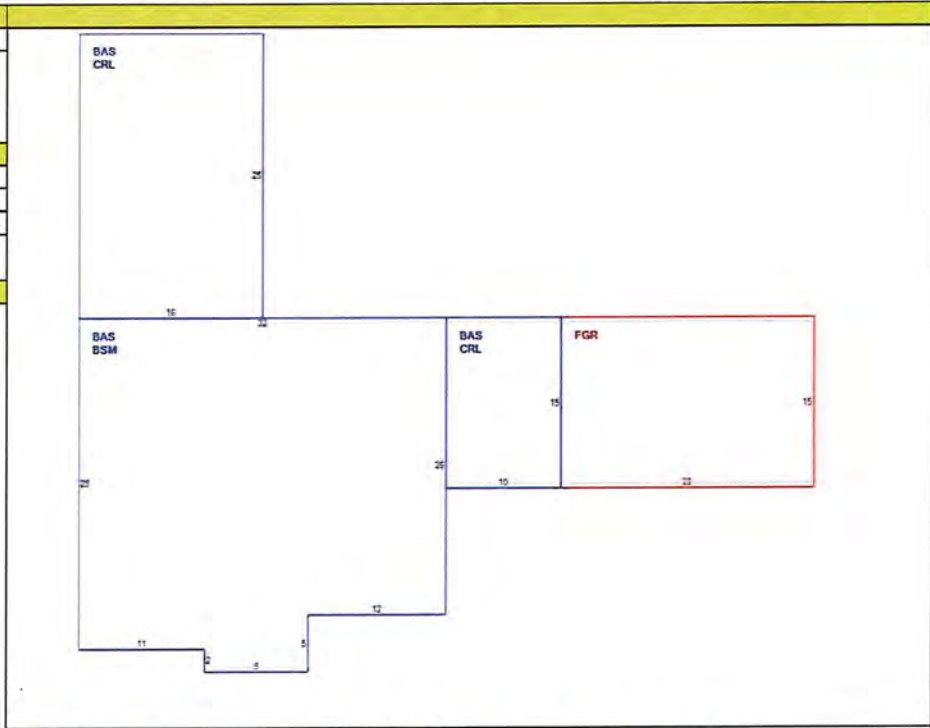
As the owner of 38,39,41,42,45 and 47 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	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	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		186,008
Interior Fir 1	14	Carpet	Year Built		1950
Interior Fir 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		1966
Total Bedrooms	04	4 Bedrooms	Depreciation %		42
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		48
Kitchens	1		Cns Sect Rcnld		89,300
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	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	1,460	1,460		93.86	137,036
BSM	Basement Area	0	910		18.77	17,083
CRL	Crawl Space	0	550		0.00	0
FGR	Garage	0	330		37.54	12,390
Ttl Gross Liv / Lease Area		1,460	3,250			166,509



Property Location 38 HIAWATHA LN
 Vision ID 2207

Account # 6243

Map ID B05 / 060/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/2/2021 4:11:40 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SUMMIT SAUGATUCK LLC			6 Septic	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	331,200	231,800	
96 OLD POST RD		SUPPLEMENTAL DATA				DWELLING	1-3	89,300	62,500	VISION
SOUTHPORT CT 06890		Alt Prcl ID 5267034-22	Lift Hse Asking \$							
1		Historic ID								
		Census 504								
		WestportC J42								
		Survey Ma 3802								
		Survey Ma								
		GIS ID B05060000	Assoc Pid#							
						Total	420,500	294,300		

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		
SUMMIT SAUGATUCK LLC 2738 0287	11-06-2006	U	I	630,000	24	2020	1-1	231,800	2020	1-1	231,800	2019	1-1	244,900			
WESTPORT RENTAL HOLDING LLC 2585 0041	08-08-2005	U	I	745,000	24												
ALLEN HOLLY CHRISTINE 1783 0094	06-30-2000	Q	I	310,000	00		1-3	62,500		1-3	62,500		1-3	68,000			
DUFFY JAMES R + EILEEN D 0176 0334	08-09-1960	U	V	0	29	Total		294,300	Total		294,300	Total		312,900			

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
0001	R	0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	89,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	331,200
Special Land Value	0
Total Appraised Parcel Value	420,500
Valuation Method	C
Total Appraised Parcel Value	420,500

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
05-01-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
06-25-2015	MJF			01	Measured/No Interior Insp
06-25-2015	MJF			02	Sat or >5PM Attn @ Int In
06-15-2015	VA			66	INSPECTION NOTICE SE
10-04-2005	VA			10	Measu/LtrSnt - Letter Sent

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	B		0.500 AC	360,000	1.77777	5	0.90	115	1.150	HWY		1.0000	331,200
Total Card Land Units					0.500 AC	Parcel Total Land Area					1	Total Land Value			331,200

38 Hiawatha Lane - 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
B05049000	31 HIAWATHA LN	31 HIAWATHA LLC	PO BOX 2236	WESTPORT	CT	06880
B05050000	33 HIAWATHA LN	33 HIAWATHA LLC	PO BOX 2236	WESTPORT	CT	06880
B05054000	37 HIAWATHA LN	GAZZELLI CHRISTOPHER	37 HIAWATHA LN	WESTPORT	CT	06880
B05055000	39 HIAWATHA LN	SUMMIT SAUGATUCK LLC	1 ADAMS PL	QUINCY	MA	02169
B05056000	41 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05061000	36 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890



38 Hiawatha Lane -100ft Abutters

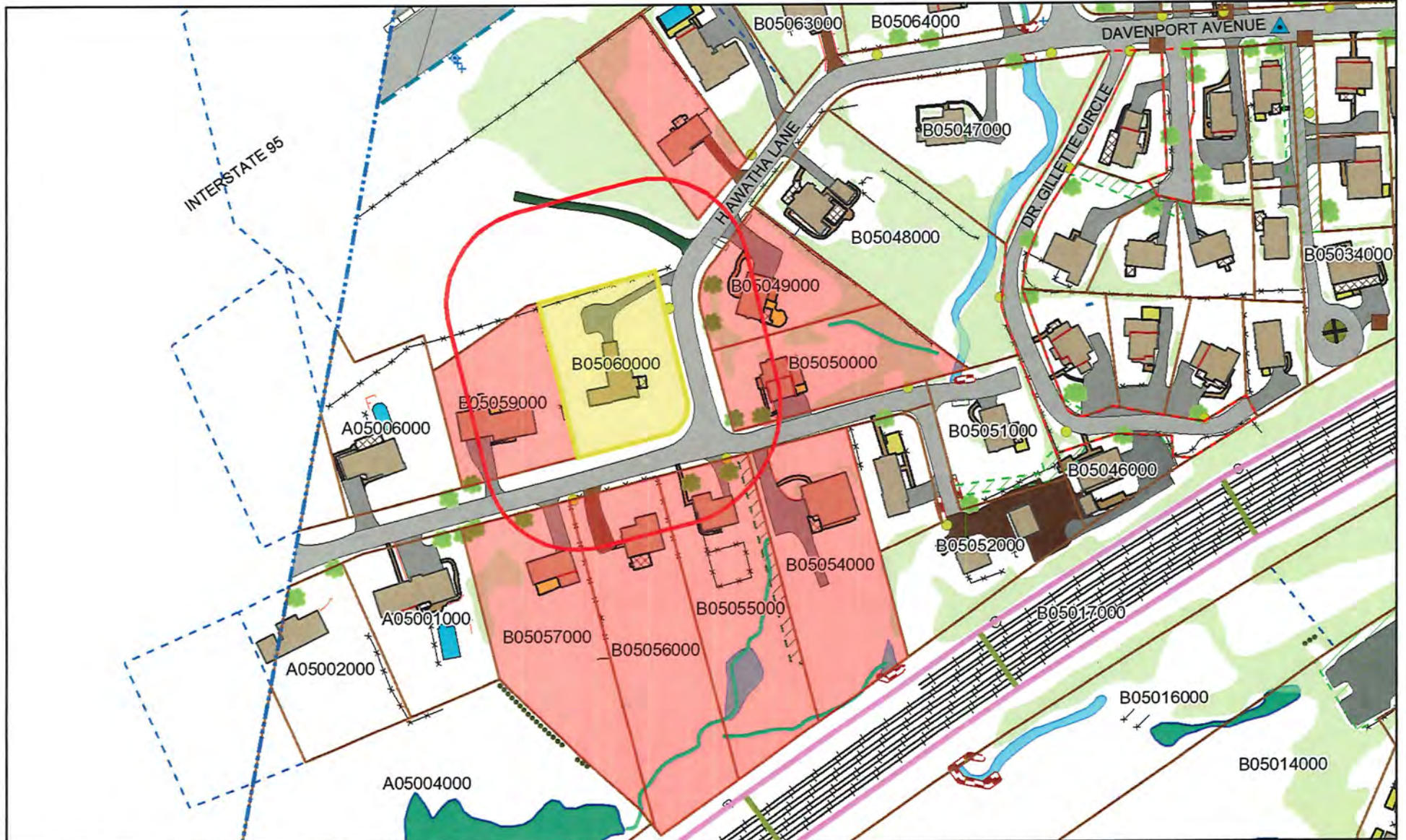
Westport, CT



October 14, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 38 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 71

Square footage of the building or structure: 3,250 sq. ft.

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

DEMOLITION

Notice of Intent to Demolish

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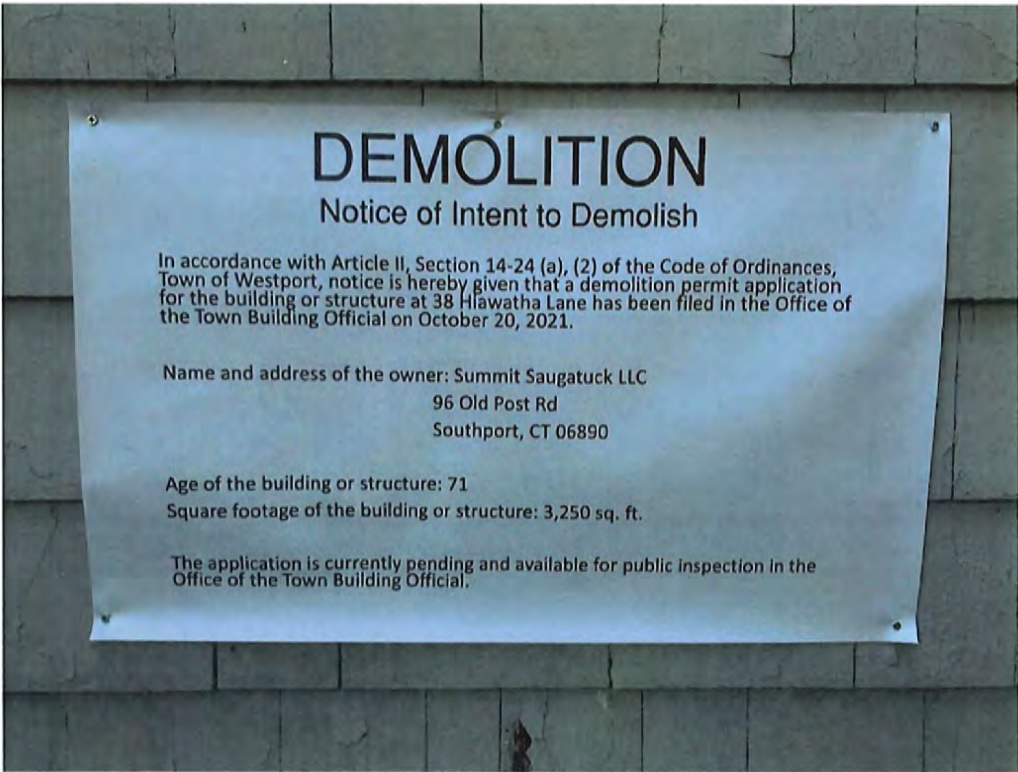
Name and address of the owner: Summit Saugatuck LLC
96 Old Post Rd
Southport, CT 06890

Age of the building or structure: 71

Square footage of the building or structure: 3,250 sq. ft.

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

38 Hiawatha Lane – Demolition Sign Posted on Front of House 10/11/2021





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> 0002660291	<u>Customer Account</u> 166876
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Samantha	<u>Phone:</u> 2034542110
<u>Order Source</u> Phone	<u>Fax:</u> 2034544971
	<u>E-Mail:</u> tryder@landtechconsult.com

Ad Content Proof

Note: Ad size does not reflect actual ad

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 Southport, CT 06890

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<u>Ad Cost</u> \$70.20	<u>Payment Amt</u> \$70.20	<u>Amount Due</u> \$0.00
----------------------------------	--------------------------------------	------------------------------------

Blind Box **Materials**

Order Notes

<u>Ad Number</u> 0002660291-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> Legal Liners	<u>Ad Size</u> 2 X 18 li	<u>PO Number</u>
	<u>Color Requests</u>	

<u>Product and Zone</u> Norwalk Hour	<u># Inserts</u> 1	<u>Placement</u> Public Notices
--	------------------------------	---

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021



Denio - 38 Hiawatha Lane

Certificate of Mailing — Firm

Name and Address of Sender

LANDTECH
518 Riverside Ave
Westport CT 06880

TOTAL NO.
of Pieces Listed by Sender

5

TOTAL NO.
of Pieces Received at Post Office™

5

Affix Stamp Here
Postmark with Date of Receipt.



0000



U.S. POSTAGE PAID
WESTPORT, CT
06880
OCT 22 21
AMOUNT
\$3.76
R2304M112755-13

Postmaster, per (name of receiving employee)



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	31 HIAWATHA LLC PO BOX 2236 WESTPORT CT 06880	58	47		
2.	33 HIAWATHA LLC PO BOX 2236 WESTPORT CT 06880				
3.	GAZZELLI CHRISTOPHER 37 HIAWATHA LN WESTPORT CT 06880				
4.	SUMMIT SAUGATUCK LLC 1 ADAMS PL QUINCY MA 02169				
5.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
6.	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX		



Demo - 38 Hiawatha Lane

Certificate of Mailing — Firm

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender (3)	TOTAL NO. of Pieces Received at Post Office™ (3)	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 			
	Postmaster, per (name of receiving employee) 					

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	WALSH HANNELORE 43 HIAWATHA LN WESTPORT CT 06880	58	47		
2.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
3.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
4.	 	 	 	 	
5.	 	 	 	 	
6.	 	 	 	 	



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

RECEIVED

OCT 22 2021

1. 39 Hiawatha Lane | 1956
 ADDRESS OF WORK (Please Print) | DATE BUILT

WESTPORT BUILDING DEPARTMENT

2. Summit Saugatuck LLC
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 2,410
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 39 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 39 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh

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 demolitions@aquarionwater.com
- 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: _____  _____ DATE: **10/20/2021**

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

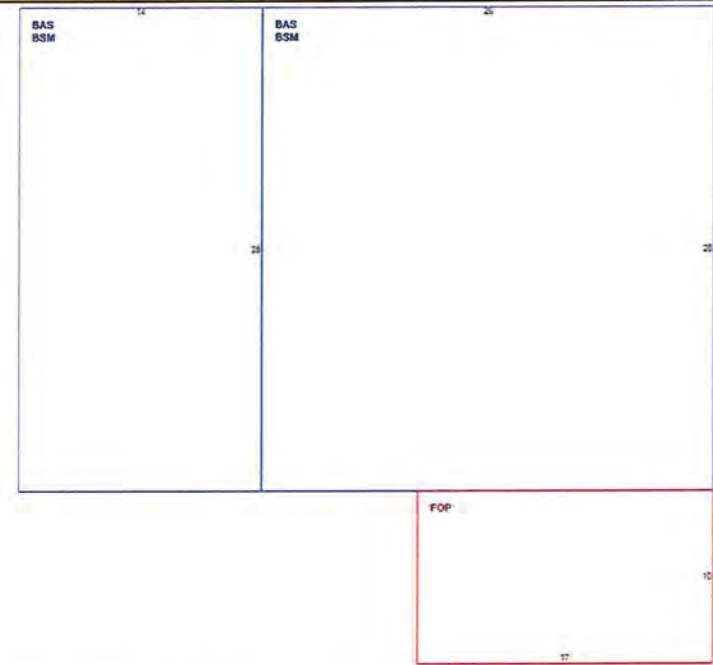
As the owner of 38,39,41,42,45 and 47 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	25	Vinyl Siding		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	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		143,879
Interior Flr 1	20	Laminate Flr	Year Built		1956
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	02	2 Bedrooms	Depreciation %		40
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	4	4 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		50
Kitchens	1		Cns Sect Rcld		71,900
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			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	1,120	1,120		95.34	106,781
BSM	Basement Area	0	1,120		19.07	21,356
FOP	Porch, Open	0	170		19.07	3,242
Ttl Gross Liv / Lease Area		1,120	2,410			131,379



Property Location 39 HIAWATHA LN
 Vision ID 3920

Account # 7984

Map ID B05/ / 055/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/2/2021 8:53:38 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
						Description	Code	Appraised	Assessed	
SUMMIT SAUGATUCK LLC			3 Public Sewer	2 Private						
C/O GROSSMAN COMPANIES INC			6 Septic			RES LAND	1-1	332,600	232,800	
1 ADAMS PL		SUPPLEMENTAL DATA				DWELLING	1-3	71,900	50,300	
859 WILLARD ST STE 501		Alt Prcl ID 5267034-6	Lift Hse Asking \$							
QUINCY MA 02169		Historic ID								
		Census 504								
		WestportC J42								
		Survey Ma 3802								
		Survey Ma								
1		GIS ID B05055000	Assoc Pid#							
						Total		404,500	283,100	

VISION

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
SUMMIT SAUGATUCK LLC	3770 0148	03-08-2017	U	I	498,000	10									
CHRISTENSEN CRYSTAL EST OF	3701 0194	06-02-2016	U	I	0	29	2020	1-1	232,800	2020	1-1	232,800	2019	1-1	245,100
CHRISTENSEN CRYSTAL	2474 0001	10-15-2004	U	I	0	30		1-3	50,300		1-3	50,300		1-3	55,400
HUNTER JAMES H JR EST OF	2439 0150	07-19-2004	U	I	0	29									
HUNTER JAMES JR	0200 0488	04-25-1963	U	I	0	29									
							Total		283,100	Total		283,100	Total		300,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00									

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R	0001			

NOTES									
M/ 3802(6)									
1 - 4 FIX BATH									
WDK RAMP = N/V									
2 - WBS									
ECO=HWY/RR									

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
										12-23-2015	SR			56	Changed as a result of disc
										10-31-2015	VA			80	Data Mailer No Change
										06-25-2015	MJF			00	Measur+Listed
										06-15-2015	VA			66	INSPECTION NOTICE SE
										10-28-2005	JG	1	1	00	Measur+Listed
										08-02-2005	MT	7		11	QC - Check/Field Review

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	B		0.730	AC 360,000	1.29467	5	0.85	115	1.150	HWY/RR/WET		1.0000	332,600
Total Card Land Units					0.730	AC	Parcel Total Land Area 1					Total Land Value		332,600	

39 Hiawatha Lane- 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
B05017000	SAUGATUCK AVE	CONNECTICUT STATE OF	30 TRINITY ST	HARTFORD	CT	06106
B05050000	33 HIAWATHA LN	33 HIAWATHA LLC	PO BOX 2236	WESTPORT	CT	06880
B05054000	37 HIAWATHA LN	GAZZELLI CHRISTOPHER	37 HIAWATHA LN	WESTPORT	CT	06880
B05056000	41 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05060000	38 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890



39 Hiawatha Lane - 100ft Abutters

Westport, CT



September 22, 2021

1 inch = 150 Feet

www.cai-tech.com



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Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 65

Square footage of the building or structure: 2,410 sq. ft.

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

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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 39 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC
96 Old Post Rd
Southport, CT 06890

Age of the building or structure: 65

Square footage of the building or structure: 2,140 sq. ft.

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

39 Hiawatha Lane – Demolition Sign Posted 10/13/2021





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

Order Confirmation

Ad Order Number 0002660292	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	
Ordered By Samantha	Phone: 2034542110 Fax: 2034544971 Email: tryder@landtechconsult.com
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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 39 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC
96 Old Post Rd
Southport, CT 06890

Age of the building or structure: 65
Square footage of the building or structure: 2,410 sq. ft.

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

Ad Cost \$70.20	Payment Amt \$70.20	Amount Due \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box **Materials**

Order Notes



Ad Number 0002660292-01	External Ad #	Pick Up Number 0002660291
Ad Type Legal Liners	Ad Size 2 X 18 li	PO Number
	Color Requests	

Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021



Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender (3)	TOTAL NO. of Pieces Received at Post Office™ (3)	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 			
	Postmaster, per (name of receiving employee) 					

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	WALSH HANNELORE 43 HIAWATHA LN WESTPORT CT 06880	54	47		
2.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
3.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
4.	 	 	 	 	
5.	 	 	 	 	
6.	 	 	 	 	



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

RECEIVED

OCT 22 2021

1. 41 Hiawatha Lane | 1956 | **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Summit Saugatuck LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 2,922
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 41 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 41 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh


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 demolitions@aquarionwater.com
- 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: _____  _____ DATE: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

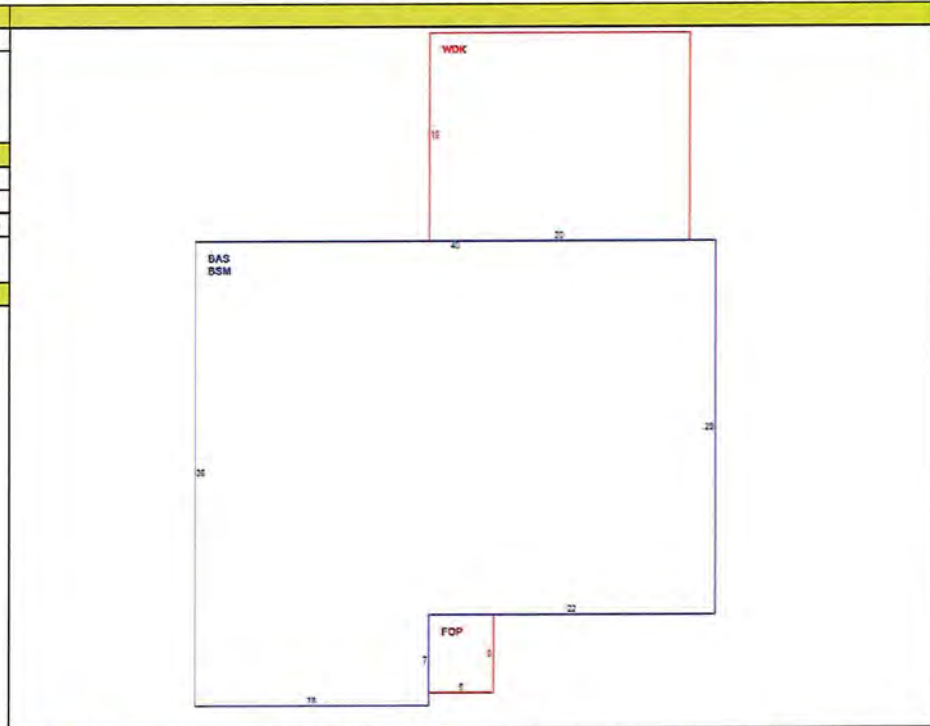
As the owner of 38,39,41,42,45 and 47 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	25	Vinyl Siding		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		200,913
Interior Flr 1	12	Hardwood	Year Built		1956
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	02	2 Bedrooms	Depreciation %		40
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	4	4 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		50
Kitchens	1		Cns Sect Rcndd		100,500
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	1146		Misc Imp Ovr Comment		
Fin Bsmt Qual	3		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,286	1,286		93.00	119,598
BSM	Basement Area	0	1,286		18.59	23,901
FOP	Porch, Open	0	30		18.60	558
WDK	Deck, Wood	0	320		9.30	2,976
Ttl Gross Liv / Lease Area		1,286	2,922			147,033



Property Location 41 HIAWATHA LN
 Vision ID 1951

Account # 5984

Map ID B05 / 056/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/2/2021 3:31:27 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SUMMIT SAUGATUCK LLC			3 Public Sewer 6 Septic	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
96 OLD POST RD						RES LAND	1-1	338,500	237,000	
SOUTHPORT CT 06890						DWELLING	1-3	100,500	70,400	VISION
1		SUPPLEMENTAL DATA				Total		439,000	307,400	
		Alt Prcl ID 5267034-7 Historic ID Census 504 WestportC J42 Survey Ma 3802 Survey Ma	Lift Hse Asking \$		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SUMMIT SAUGATUCK LLC		2738 0285	11-06-2006	Q	V	660,000	U	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
WESTPORT RENTAL HOLDINGS LLC		2449 0004	08-11-2004	Q	I	563,000	00	2020	1-1	237,000	2020	1-1	237,000	2019	1-1	249,600	
RIVERA BETTY		1768 0282	04-28-2000	Q	I	280,000	00		1-3	70,400		1-3	70,400		1-3	76,100	
DEMARIA SAMUELA		1238 0189	06-15-1993	U	V	0	29	Total		307,400	Total		307,400	Total		325,700	

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

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R	0001			

NOTES	
M/ 3802(7) ECO=HWY/RR RR RUNS ALONG BACK YARD RETRO-ACTIVE PERMIT TO FINSISH BSMT FOR FAM RM & O	

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
64984-1	07-30-2004		RETRO-ACTIV	12,000		100		FINISH FAM RM IN BSM		05-01-2020	SR			19	Field Review
										03-02-2020	VA			60	Mailer Sent
										12-23-2015	SR			56	Changed as a result of disc
										08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
										06-25-2015	MJF			01	Measured/No Interior Insp
										06-25-2015	MJF			02	Sat or >5PM Attm @ Int In
										06-15-2015	VA			66	INSPECTION NOTICE SE

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	B		0.810 AC	360,000	1.18765	5	0.85	115	1.150	HWY/RR/WET		1.0000	338,500
Total Card Land Units					0.810 AC	Parcel Total Land Area					1	Total Land Value			338,500

41 Hiawatha Lane- 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05004000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
B05017000	SAUGATUCK AVE	CONNECTICUT STATE OF	30 TRINITY ST	HARTFORD	CT	06106
B05050000	33 HIAWATHA LN	33 HIAWATHA LLC	PO BOX 2236	WESTPORT	CT	06880
B05055000	39 HIAWATHA LN	SUMMIT SAUGATUCK LLC	1 ADAMS PL	QUINCY	MA	02169
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05060000	38 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890



41 Hiawatha Lane - 100ft Abutters

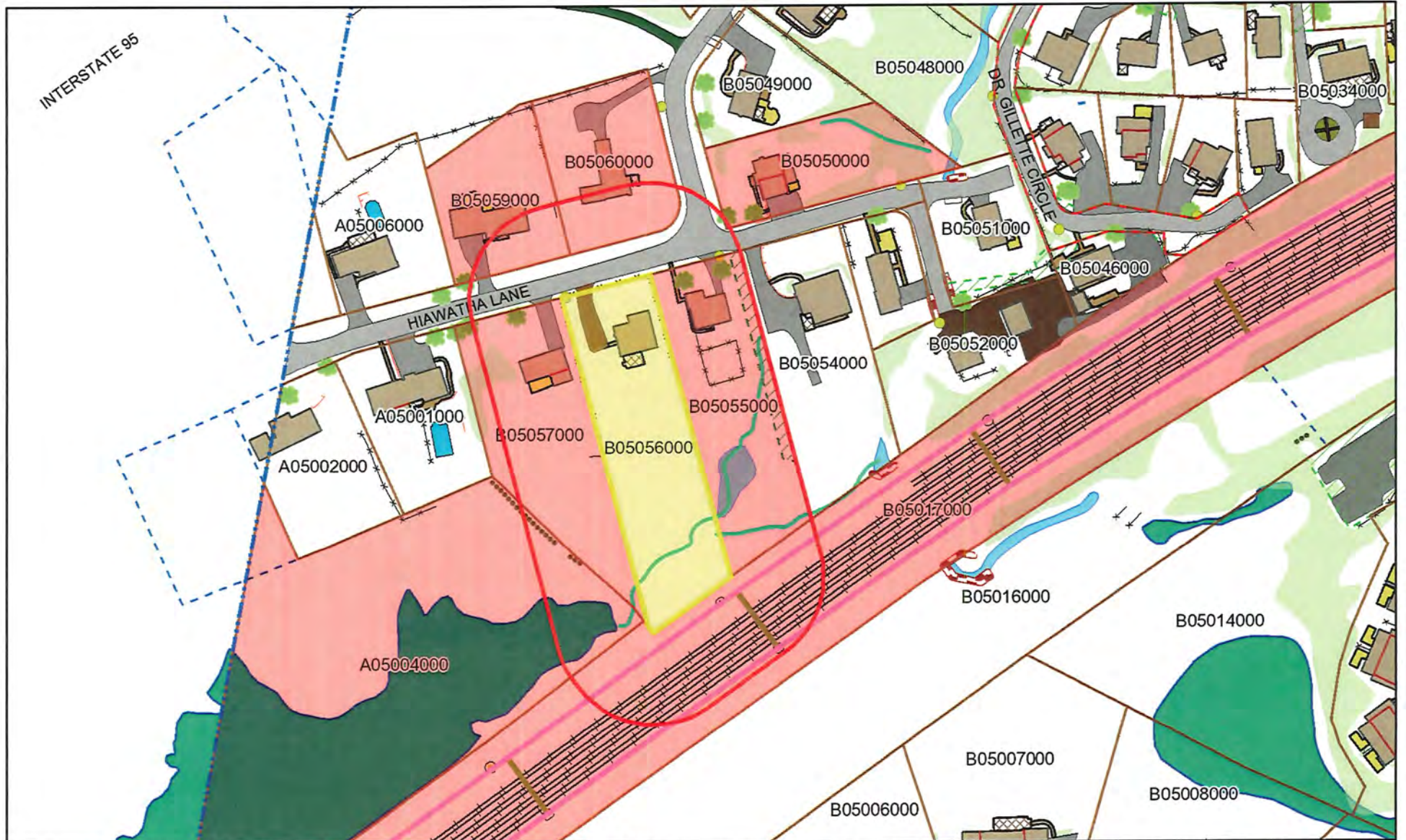
Westport, CT



September 22, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 41 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 65

Square footage of the building or structure: 2,922 sq. ft.

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

DEMOLITION

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Southport, CT 06890

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Square footage of the building or structure: 2,922 sq. ft.

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41 Hiawatha Lane – Demolition Sign Posted 10/13/2021





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 0002660293	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	
Ordered By Samantha	Phone: 2034542110
Order Source Phone	Fax: 2034544971 Email: tryder@landtechconsult.com

Ad Content Proof

Note: Ad size does not reflect actual ad

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Blind Box **Materials**

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	Color Requests	

Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
---	-----------------------	------------------------------------




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Run Dates
10/20/2021



Demo-41 Hiawatha Lane

Certificate of Mailing — Firm

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender 4	TOTAL NO. of Pieces Received at Post Office™ 4	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   
--	--	--	--

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
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2.	CONNECTICUT STATE OF 30 TRINITY ST HARTFORD CT 06106				
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4.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169				
5.					
6.					



Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender (3)	TOTAL NO. of Pieces Received at Post Office™ (3)	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 			
	Postmaster, per (name of receiving employee) 					

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4.	 	 	 	 	
5.	 	 	 	 	
6.	 	 	 	 	



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

RECEIVED

OCT 22 2021

WESTPORT BUILDING
 DEPARTMENT

1. 42 Hiawatha Lane | 1958
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Summit Saugatuck LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 3,922
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

Meeting Date of Historic District Commission to consider demolition: _____.

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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 _____

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 42 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 42 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh


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 demolitions@aquarionwater.com
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
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- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
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- 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: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

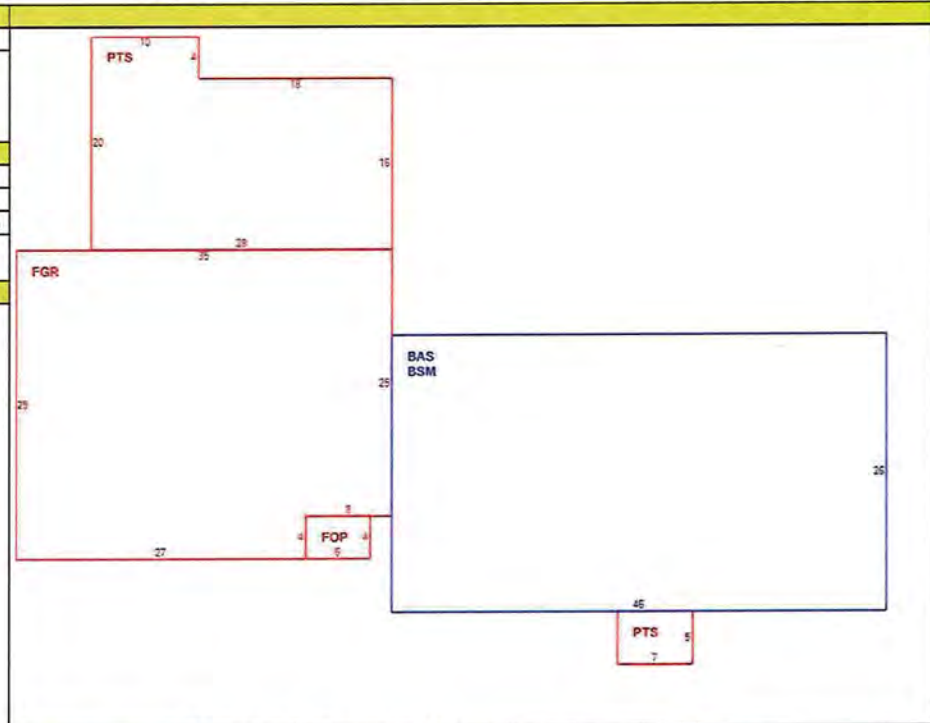
As the owner of 38,39,41,42,45 and 47 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	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		182,477
Interior Flr 1	12	Hardwood	Year Built		1958
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		40
Total Bthrms:	1	1 Full Bath	Functional Obsol		10
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		50
Kitchens	1		Cns Sect Rcnld		91,200
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmnt Qual			Cost to Cure Ovr		
Bsmnt. 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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196		89.47	107,006
BSM	Basement Area	0	1,196		17.88	21,383
FGR	Garage	0	983		35.77	35,162
FOP	Porch, Open	0	24		18.64	447
PTS	Patio - Stone	0	523		13.34	6,979
Ttl Gross Liv / Lease Area		1,196	3,922			170,977



Property Location 42 HIAWATHA LN
 Vision ID 1170 Account # 5192

Map ID B05//059/000/
 Bldg # 1

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

State Use 101
 Print Date 8/2/2021 1:30:02 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SUMMIT SAUGATUCK LLC			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	331,200	231,800
96 OLD POST RD		SUPPLEMENTAL DATA				DWELLING	1-3	91,200	63,800
		Alt Prcl ID 5267034-21	Lift Hse Asking \$						
SOUTHPORT CT 06890		Historic ID							
1		Census 504							
		WestportC J42							
		Survey Ma 3802							
		Survey Ma							
		GIS ID B05059000	Assoc Pid#						
							Total	422,400	295,600

6158
 WESTPORT, CT
VISION

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	
SUMMIT SAUGATUCK LLC 2738 0283	11-06-2006	U	I	630,000	24	2020	1-1	231,800	2020	1-1	231,800	2019	1-1	244,900		
WESTPORT RENTAL HOLDING LLC 2598 0057	09-08-2005	U	I	851,500	24		1-3	63,800		1-3	63,800		1-3	69,200		
CAPUTO ANNA LIFEUSE ET ALS 1601 0318	06-05-1998	U	I	0	29											
							Total	295,600	Total	295,600	Total	314,100				

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	91,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	331,200
Special Land Value	0
Total Appraised Parcel Value	422,400
Valuation Method	C
Total Appraised Parcel Value	422,400

ASSESSING NEIGHBORHOOD							
Nbhd	Sub	Nbhd Name	B	Tracing	Batch		
0001	R	0001					

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
05-01-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
06-25-2015	MJF			01	Measured/No Interior Insp
06-25-2015	MJF			02	Sat or >5PM Attm @ Int In
06-15-2015	VA			66	INSPECTION NOTICE SE
08-02-2005	MT	7		11	QC - Check/Field Review

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	B		0.500 AC	360,000	1.77777	5	0.90	115	1.150	HWY		1.0000	331,200
Total Card Land Units					0.500 AC	Parcel Total Land Area					1	Total Land Value			331,200

42 Hiawatha Lane - 100ft Abutters List

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05001000	45 HIAWATHA LN	SUMMIT SAUGATUCK LLC	ONE ADAMS PLACE	QUINCY	MA	02169
A05006000	44 HIAWATHA LN	BOTTONE FRANK P	44 HIAWATHA LN	WESTPORT	CT	06880
B05055000	39 HIAWATHA LN	SUMMIT SAUGATUCK LLC	1 ADAMS PL	QUINCY	MA	02169
B05056000	41 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05060000	38 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890



42 Hiawatha Lane - 100ft Abutters

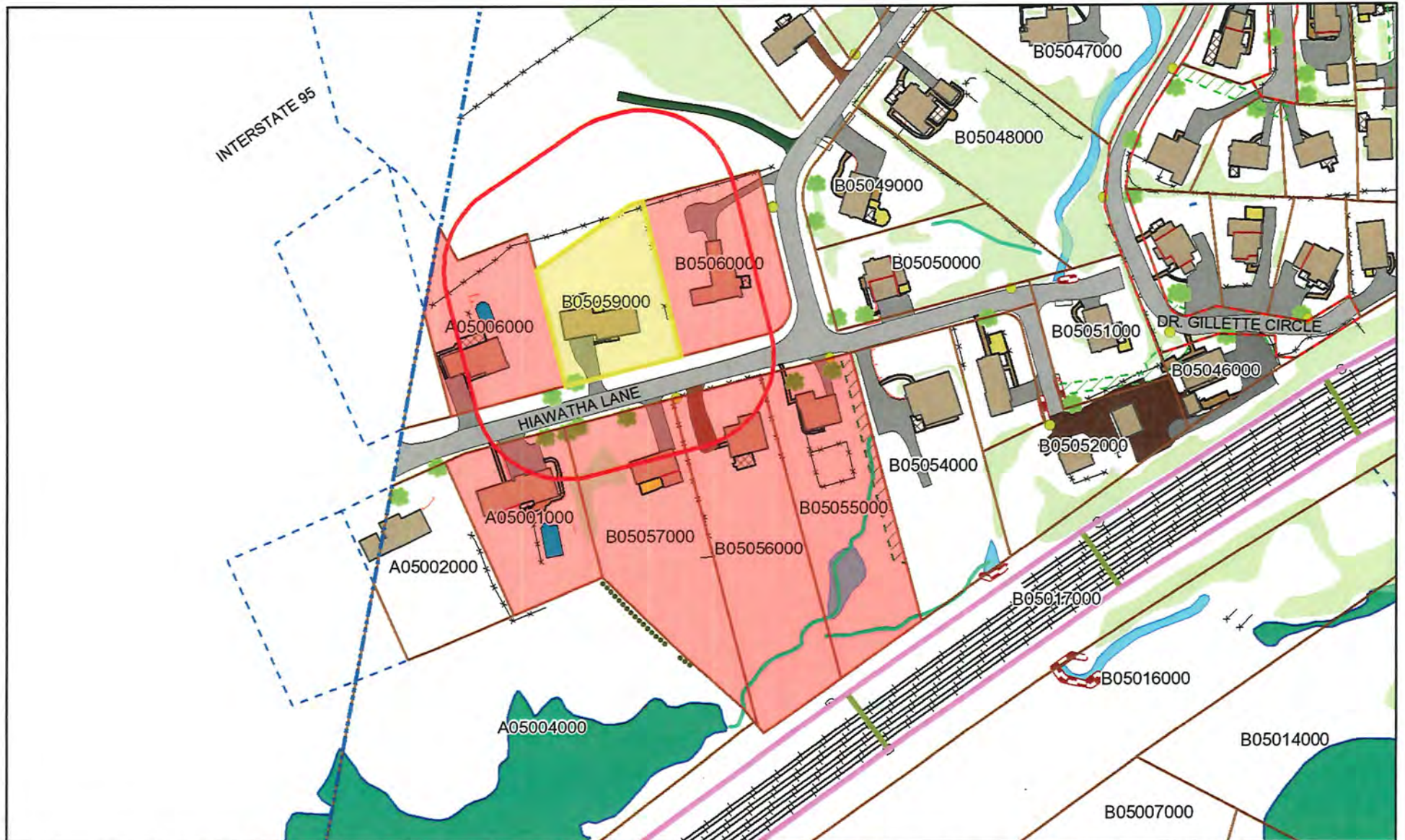
Westport, CT



September 22, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 42 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 63

Square footage of the building or structure: 3,922 sq. ft.

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

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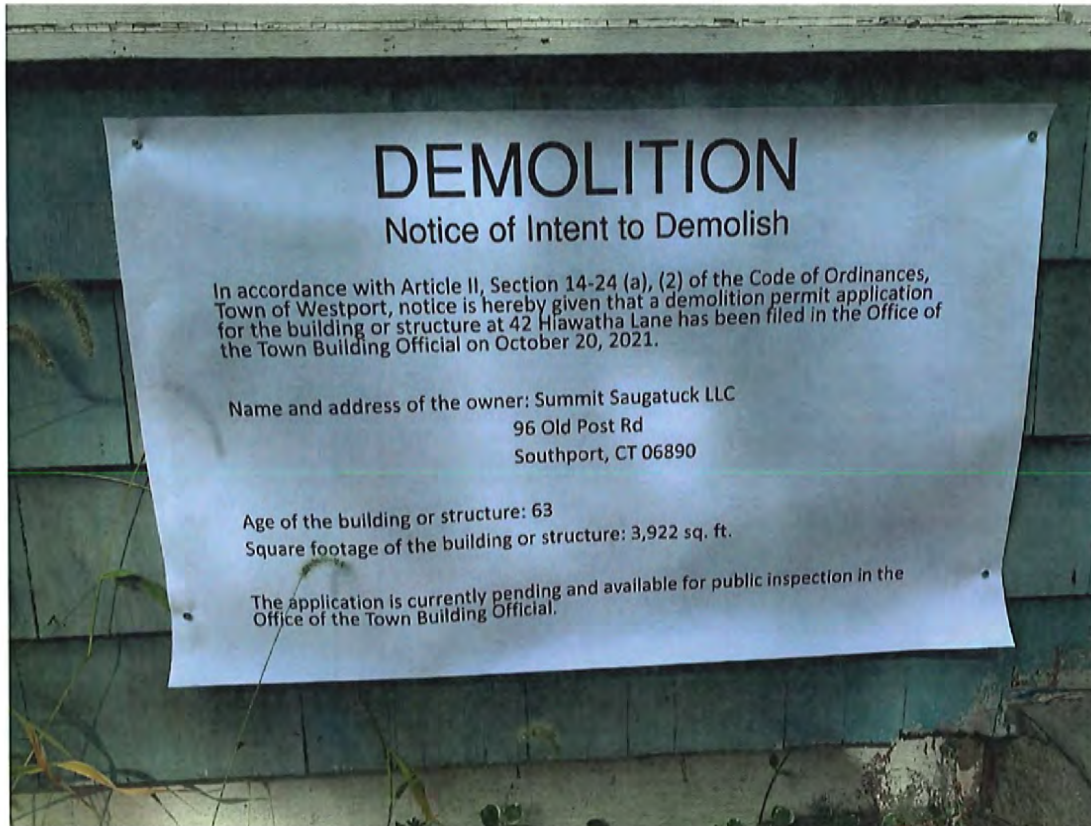
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96 Old Post Rd
Southport, CT 06890

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42 Hiawatha Lane – Demolition Sign Posted 10/11/2021





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 0002660295	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	Phone: 2034542110 Fax: 2034544971 Email: tryder@landtechconsult.com
Ordered By Samantha	
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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Ad Cost \$70.20	Payment Amt \$70.20	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002660295-01	External Ad #	Pick Up Number 0002660293
Ad Type Legal Liners	Ad Size 2 X 18 li	PO Number
	Color Requests	





Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021



Denio-42 Hiawatha Lane
Certificate of Mailing — Firm

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender (5)	TOTAL NO. of Pieces Received at Post Office™ (5)	Affix Stamp Here Postmark with Date of Receipt.    0000
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169	58	47		
2.	BOTTONE FRANK P 44 HIAWATHA LN WESTPORT CT 06880	↑	↑		
3.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169				
4.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
5.	WALSH HANNELORE 43 HIAWATHA LN WESTPORT CT 06880				
6.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				



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

RECEIVED

OCT 22 2021

WESTPORT BUILDING
 DEPARTMENT

1. 43 Hiawatha Lane | 1954
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Hannelore Walsh | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 43 Hiawatha Lane Westport CT 06880 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 3,940
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 43 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 43 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh


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 demolitions@aquarionwater.com
- 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:  DATE: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 43 Hiawatha Lane; Westport, CT

To whom it may concern:

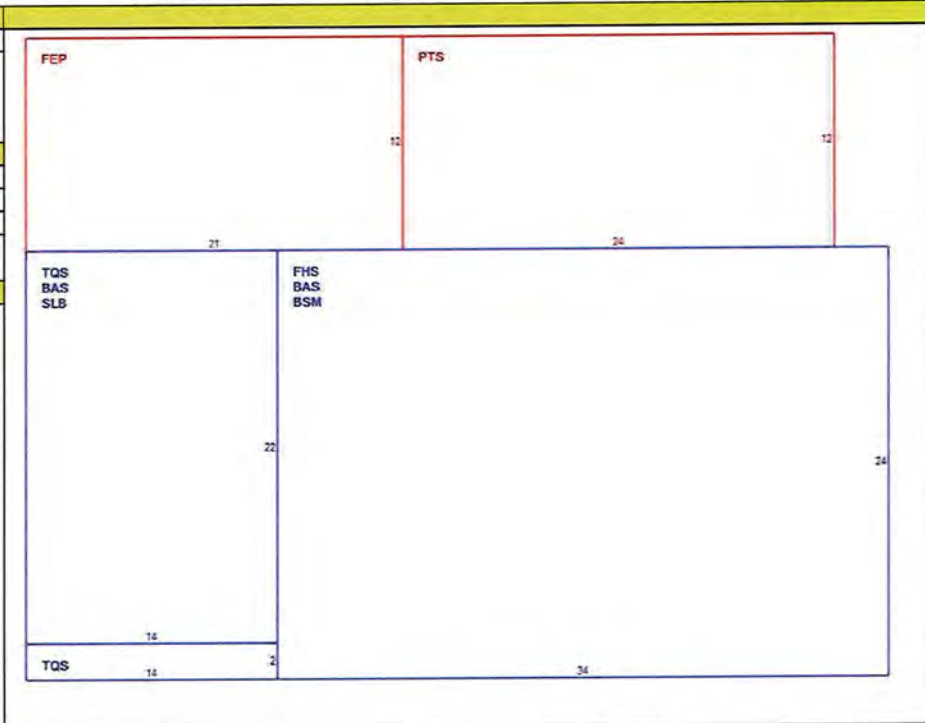
As the owner of 43 Hiawatha Lane in Westport I am authorizing Summit Saugatuck LLC and LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my property at 43 Hiawatha Lane.

Sincerely,

A handwritten signature in black ink, appearing to read "Hannelore Walsh". The signature is written in a cursive, flowing style.

Hannelore Walsh

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:	08	C	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	2		Parcel Id	C	Owne
Exterior Wall 1	25	Vinyl Siding		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	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		342,976
Interior Flr 1	14	Carpet	Year Built		1954
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	04	4 Bedrooms	Depreciation %		40
Total Bthrms:	2	2 Full Baths	Functional Obsol		10
Total Half Baths	1	1 Half Bath	External Obsol		10
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	8	8 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		50
Kitchens	2		Cns Sect Rcnld		171,500
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	612		Misc Imp Ovr Comment		
Fin Bsmt Qual	3		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	77	11.00	1954	4	40	3	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124		131.21	147,480
BSM	Basement Area	0	816		26.21	21,387
FEP	Porch, Enclosed	0	252		85.39	21,518
FHS	Half Story, Finished	490	816		78.79	64,293
PTS	Patio - Stone	0	288		19.59	5,642
SLB	Slab	0	308		0.00	0
TQS	Three Quarter Story	269	336		105.05	35,295
Ttl Gross Liv / Lease Area		1,883	3,940			295,615



Property Location 43 HIAWATHA LN
 Vision ID 8918

Account # 13053

Map ID B05 / 057/000 /
 Bldg # 1

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

State Use 1011
 Print Date 8/5/2021 11:42:55 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
WALSH HANNELORE			3 Public Sewer 6 Septic	2 Private		Description	Code	Appraised	Assessed	
43 HIAWATHA LN		SUPPLEMENTAL DATA				RES LAND	1-1	354,000	247,800	VISION
WESTPORT CT 06880		Alt Prcl ID 5267034-8	Lift Hse Asking \$		DWELLING	1-3	171,500	120,100		
1		Historic ID			RES OUTBL	1-4	300	200		
		Census 504			Total				368,100	
		WestportC X43								
		Survey Ma 3802								
		Survey Ma								
		GIS ID B05057000	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WALSH HANNELORE		1466 0198	08-12-1996	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
								2020	1-1	247,800	2020	1-1	247,800	2019	1-1	260,800	
									1-3	120,100		1-3	120,100		1-3	117,400	
									1-4	200		1-4	200		1-4	200	
								Total		368,100	Total		368,100	Total		378,400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
			Total	0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Sub	Nbhd Name	B	Tracing	Batch		
0001	R	0001				Appraised Bldg. Value (Card)	171,500
						Appraised Xf (B) Value (Bldg)	0
						Appraised Ob (B) Value (Bldg)	300
						Appraised Land Value (Bldg)	354,000
						Special Land Value	0
						Total Appraised Parcel Value	525,800
						Valuation Method	C
						Total Appraised Parcel Value	525,800

NOTES									
M/ 3802(8) ECO = HWY/RR 48 FT REAR DORMER									

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
										10-30-2015	VA			81	Data Mailer Change
										08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
										06-25-2015	MJF			02	Sat or >5PM Attn @ Int In
										06-25-2015	MJF			01	Measured/No Interior Insp
										06-15-2015	VA			66	INSPECTION NOTICE SE
										10-04-2005	VA			10	Measu/LtrSnt - Letter Sent

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	1011	SFR w/Accessor	B		0.750 AC	360,000	1.26666	5	0.90	115	1.150	HWY/RR		1.0000	354,000
					Total Card Land Units	0.750 AC	Parcel Total Land Area					1	Total Land Value		354,000

43 Hiawatha Lane - 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05001000	45 HIAWATHA LN	SUMMIT SAUGATUCK LLC	ONE ADAMS PLACE	QUINCY	MA	02169
A05004000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
A05006000	44 HIAWATHA LN	BOTTONE FRANK P	44 HIAWATHA LN	WESTPORT	CT	06880
B05017000	SAUGATUCK AVE	CONNECTICUT STATE OF	30 TRINITY ST	HARTFORD	CT	06106
B05055000	39 HIAWATHA LN	SUMMIT SAUGATUCK LLC	1 ADAMS PL	QUINCY	MA	02169
B05056000	41 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
B05060000	38 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890



43 Hiawatha Lane - 100ft Abutters

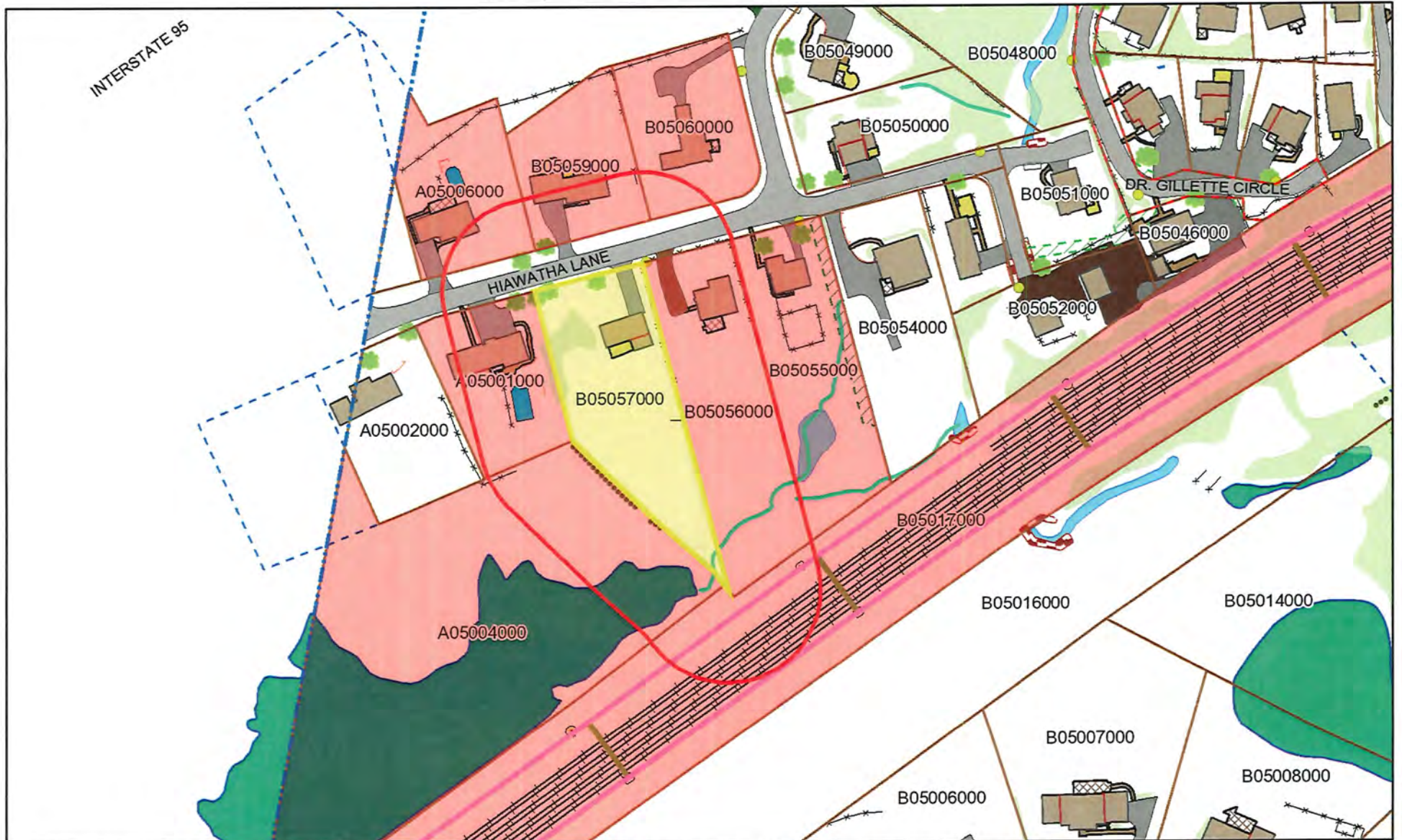
Westport, CT



September 23, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 43 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Hannelore Walsh

43 Hiawatha Lane

Westport CT 06880

Age of the building or structure: 67

Square footage of the building or structure: 3,940 sq. ft.

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

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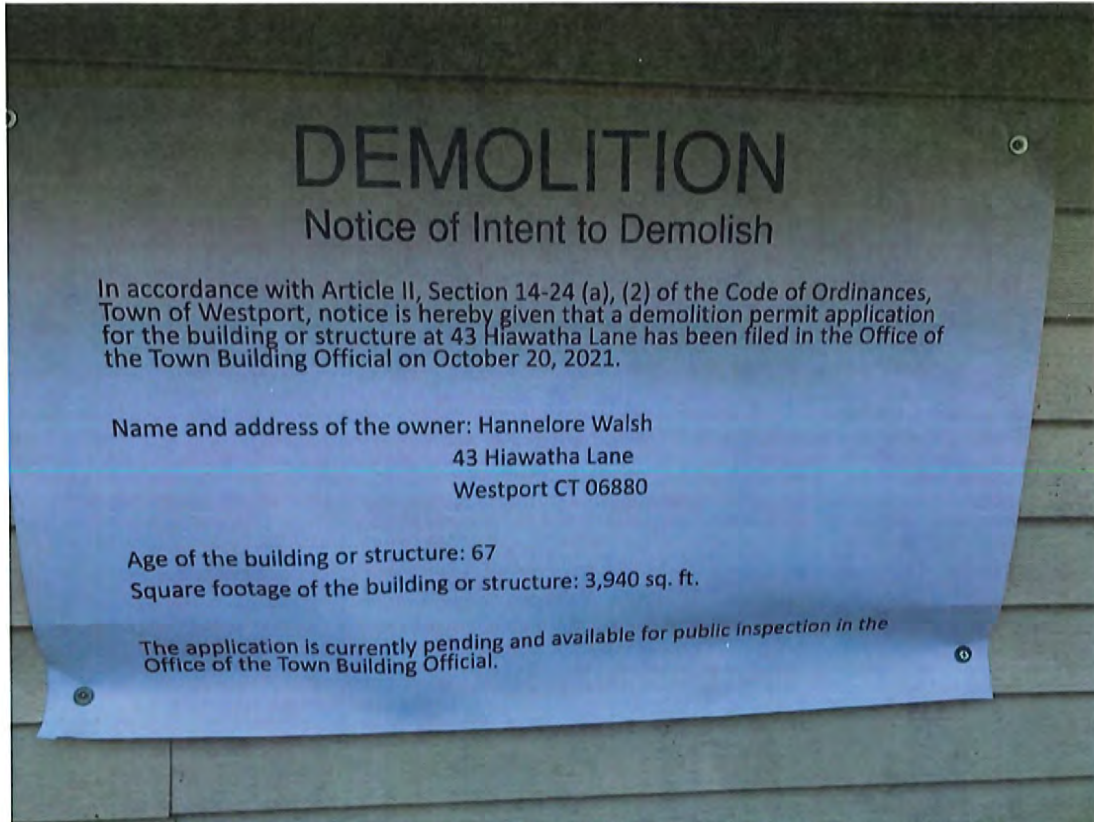
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Westport CT 06880

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Square footage of the building or structure: 3,940 sq. ft.

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43 Hiawatha Lane – Demolition Sign Posted 10/14/2021





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> 0002660296	<u>Customer Account</u> 166876
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Samantha	<u>Phone:</u> 2034542110
<u>Order Source</u> Phone	<u>Fax:</u> 2034544971 <u>Email:</u> tryder@landtechconsult.com

Ad Content Proof

Note: Ad size does not reflect actual ad

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 Westport CT 06880

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<u>Ad Cost</u> \$70.20	<u>Payment Amt</u> \$70.20	<u>Amount Due</u> \$0.00
----------------------------------	--------------------------------------	------------------------------------

Blind Box **Materials**

Order Notes

<u>Ad Number</u> 0002660296-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002660295
<u>Ad Type</u> Legal Liners	<u>Ad Size</u> 2 X 18 li	<u>PO Number</u>
	<u>Color Requests</u>	

<u>Product and Zone</u> Norwalk Hour	<u># Inserts</u> 1	<u>Placement</u> Public Notices
--	------------------------------	---

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021



Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender (5)	TOTAL NO. of Pieces Received at Post Office™ (5)	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 0000 U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 22 21 AMOUNT \$3.76 R2304M112755-13
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169	58	47		
2.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169				
3.	BOTTONE FRANK P 44 HIAWATHA LN WESTPORT CT 06880				
4.	STATE OF CONNECTICUT 30 TRINITY ST HARTFORD CT 06106				
5.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169				
6.					



Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
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2.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890	11	11		
3.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
4.	 	 	 	 	
5.	 	 	 	 	
6.	 	 	 	 	



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

RECEIVED

OCT 22 2021

1. 44 Hiawatha Lane | 1955 **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (If Applicable)

2. Frank Bottone | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 44 Hiawatha Lane Westport CT 06880 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 3,982
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 44 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 44 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject : 44 Hiawatha Lane; Westport, CT

To whom it may concern:

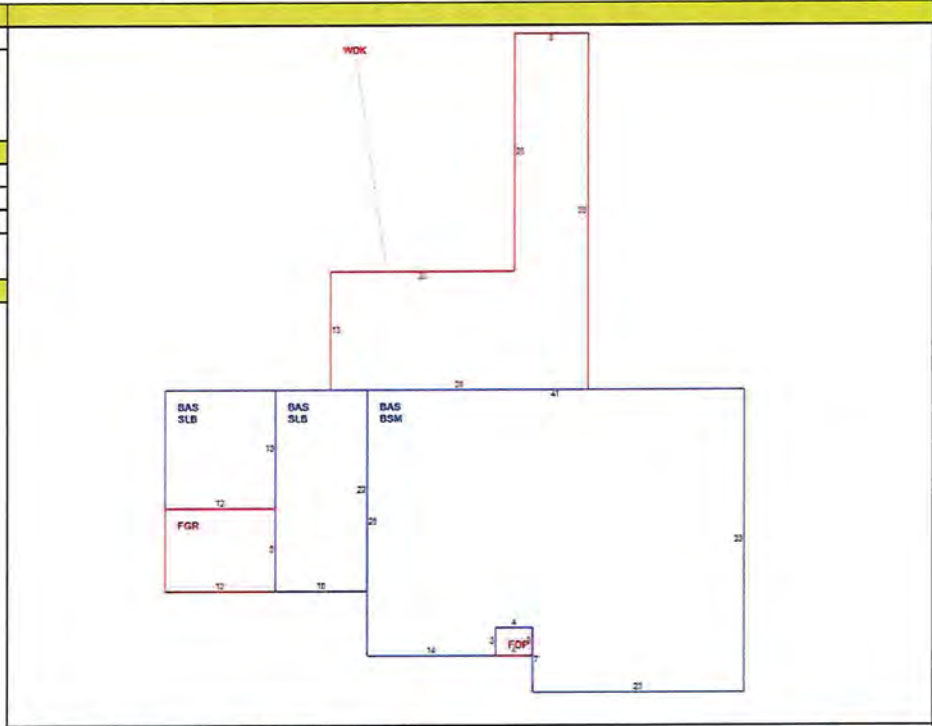
As the contract purchaser 44 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	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	11	Clapboard	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		220,106
Interior Flr 1	12	Hardwood	Year Built		1955
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		40
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		50
Kitchens	1		Cns Sect Rcld		110,100
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	648		Misc Imp Ovr Comment		
Fin Bsmt Qual	3		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	110	11.00	2005	5	60	3	1.00	700
GAR2	Garage	FR	Frame	L	780	33.25	2017	4	40	4	1.35	11,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,645	1,645		88.38	145,385
BSM	Basement Area	0	1,269		17.69	22,449
FGR	Garage	0	108		35.19	3,800
FOP	Porch, Open	0	12		14.73	177
SLB	Slab	0	376		0.00	0
WDK	Deck, Wood	0	572		8.81	5,038
Ttl Gross Liv / Lease Area		1,645	3,982			176,849



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
BOTTONE FRANK P			6 Septic 2 Public Water	2 Private		Description	Code	Appraised	Assessed	
44 HIAWATHA LN		SUPPLEMENTAL DATA				RES LAND	1-1	335,700	235,000	VISION
WESTPORT CT 06880		Alt Prcl ID 5267034-20	Lift Hse Asking \$		DWELLING	1-3	110,100	77,100		
1		Historic ID 504			RES OUTBL	1-4	12,400	8,700		
		Census WestportC 504 J42			Total		458,200	320,800		
		Survey Ma 3802								
		Survey Ma								
		GIS ID A05006000	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	V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BOTTONE FRANK P	1798	0328	09-06-2000	Q	I	285,000	00	2020	1-1	235,000	2020	1-1	235,000	2019	1-1	248,100
BOTTONE FIORE EST OF	1752	0044	01-25-2000	U	V	0	29		1-3	77,100		1-3	77,100		1-3	79,600
BOTTONE FIORE	1710	0179	07-02-1999	U	V	0	29		1-4	8,700		1-4	8,700		1-4	15,900
BOTTONE MARY T + FIORE	0132	0120	10-24-1955	U	V	0	29	Total		320,800	Total		320,800	Total		343,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor		
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
Total			0.00							

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY	
Nbhd	Sub	Nbhd Name	B	Tracing	Batch		
0001	R	0001				Appraised Bldg. Value (Card)	110,100
						Appraised Xf (B) Value (Bldg)	0
						Appraised Ob (B) Value (Bldg)	12,400
						Appraised Land Value (Bldg)	335,700
						Special Land Value	0
						Total Appraised Parcel Value	458,200
						Valuation Method	C
						Total Appraised Parcel Value	458,200

NOTES															
M/ 3802(20)															
I-95 NOISE=ECO															
AGP W/HEAT = NV															
1 RM IN BSM COUNTED															
4/2020 DEF. GAR NEEDS SIDING, HAS															
HEAT PUMP = CONDITION															

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
82159	12-01-2016	NA	Acc. Structure	30,000	10-28-2017	100		26 x 30 ONE-STORY DETACH		06-12-2020	VA			80	Data Mailer No Change
										05-01-2020	SR			19	Field Review
										03-02-2020	VA			60	Mailer Sent
										10-28-2017	PG	2	1	55	NOAH - Visual
										06-25-2015	MJF			00	Measur+Listed
										06-15-2015	VA			66	INSPECTION NOTICE SE
										10-04-2005	VA			10	Measu/LtrSnt - Letter Sent

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	B		0.550 AC	360,000	1.63838	5	0.90	115	1.150	HWY		1.0000	335,700
Total Card Land Units					0.550 AC	Parcel Total Land Area					1	Total Land Value			335,700

44 Hiawatha Lane - 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05001000	45 HIAWATHA LN	SUMMIT SAUGATUCK LLC	ONE ADAMS PLACE	QUINCY	MA	02169
A05002000	47 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
A05005000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
3171440	8 NORDEN PLACE	AVALON NORDEN PLACE LLC	4040 WILSON BLVD	ARLINGTON	VA	22203



44 Hiawatha Lane - 100ft Abutters

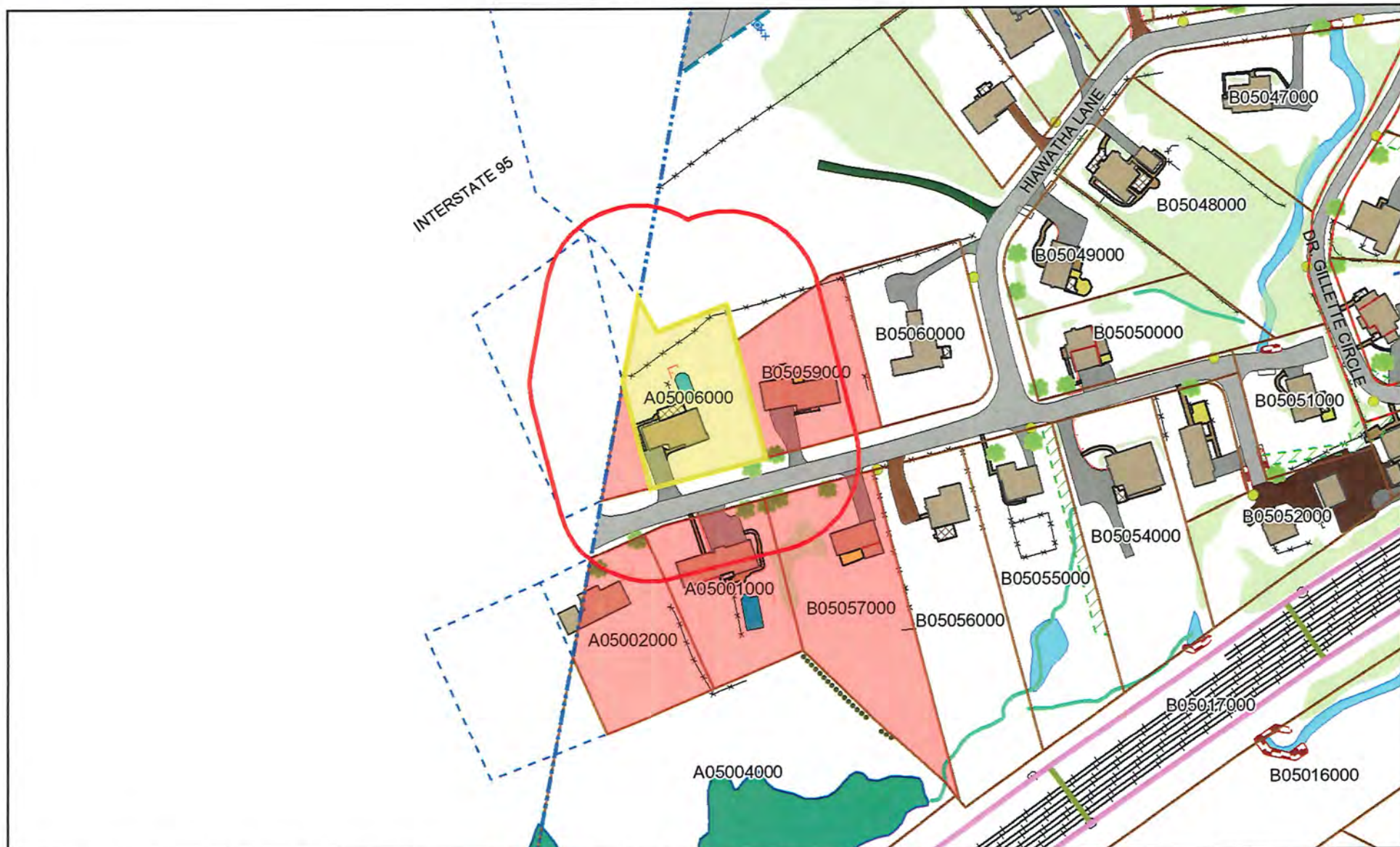
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September 23, 2021

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Name and address of the owner: Frank Bottone

44 Hiawatha Lane

Westport CT 06880

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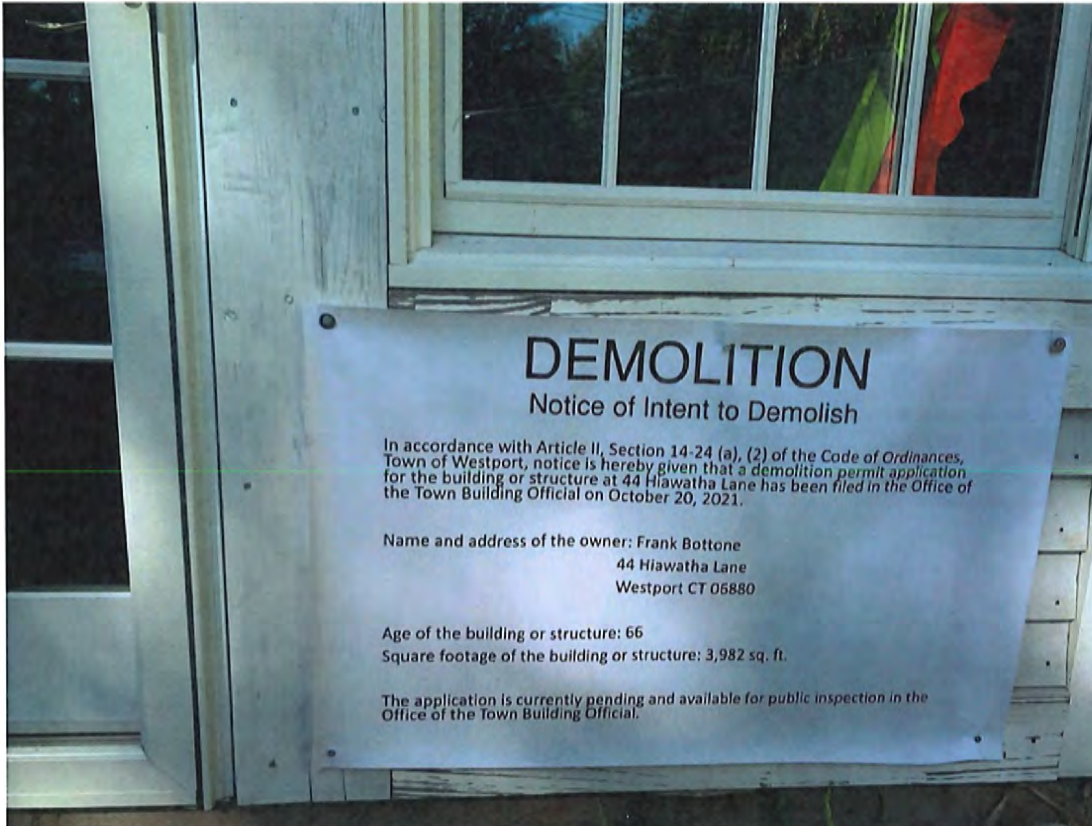
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CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME
Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002660299	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	Phone: 2034542110 Fax: 2034544971 E-Mail: tryder@landtechconsult.com
Ordered By Samantha	
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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Blind Box **Materials**

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Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
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Run Dates
10/20/2021



Demo 44 Hiawatha Lane
Certificate of Mailing — Firm

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender 	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee) 		 0000 			

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2.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
3.	SUMMIT SAUGATUCK LLC 859 WILLARD ST QUINCY MA 02169				
4.	WALSH HANNELORE 43 HIAWATHA LN WESTPORT CT 06880				
5.	SUMMIT SAUGATUCK LLC 96 OLD POST RD SOUTHPORT CT 06890				
6.	AVALON NORDEN PLACE LLC 4040 WILSON BLVD ARLINGTON VA 22203				



RECEIVED
OCT 22 2021

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

WESTPORT BUILDING DEPARTMENT

1. 45 Hiawatha Lane | 1956
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Summit Saugatuck LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 7,480
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
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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 _____

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 45 Hiawatha Lane; Westport, CT

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9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh


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 demolitions@aquarionwater.com
- 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
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- 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: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

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

Westport Planning & Zoning
Westport Conservation Commission
Westport Public Works Department
Westport Zoning Board of Appeals
Westport Historic District Commission
Westport Building Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

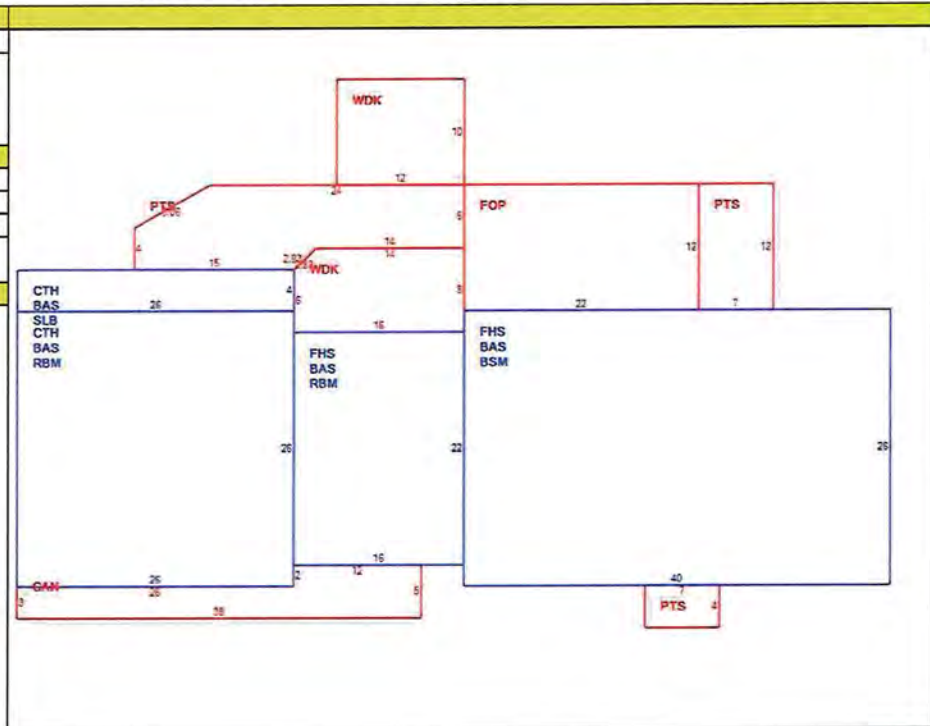
As the owner of 38,39,41,42,45 and 47 Hiawatha Lane in Westport I am authorizing LANDTECH to act as my agent in all matters associated with the preparation of applications and securing permits for my properties on Hiawatha Lane.

Sincerely,



David Walsh
Summit Saugatuck LLC

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1.5	1 1/2 Stories	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		687,833
Interior Flr 1	12	Hardwood	Year Built		1956
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		G
Heat Type:	09	HydroAir	Remodel Rating		M
AC Type:	03	Central	Year Remodeled		2005
Total Bedrooms	05	5 Bedrooms	Depreciation %		20
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		10
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	12	12 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		70
Kitchens	1		Cns Sect Rcld		481,500
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	680		Misc Imp Ovr Comment		
Fin Bsmt Qual	4		Cost to Cure Ovr		
Bsmt. Garages	3		Cost to Cure Ovr Comment		
Interior Cond	A				
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
SPL1	InGroun	VN	Vinyl	L	512	34.00	1956	5	60	3	1.00	10,400
SHD1	Shed	FR	Frame	L	80	11.00	1956	1	0	3	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,172	2,172		152.03	330,213
BSM	Basement Area	0	1,040		30.41	31,623
CAN	Canopy	0	138		30.85	4,257
CTH	Cathedral Ceiling	0	780		30.41	23,717
FHS	Half Story, Finished	835	1,392		91.20	126,946
FOP	Porch, Open	0	264		30.52	8,058
PTS	Patio - Stone	0	316		22.61	7,145
RBM	Raised Basement	0	1,028		45.55	46,826
SLB	Slab	0	104		0.00	0
WDK	Deck Wood	0	246		15.45	3,801
Ttl Gross Liv / Lease Area		3,007	7,480			582,586



CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
SUMMIT SAUGATUCK LLC 55 STATION STREET SOUTHPORT CT 06890			6 Septic	2 Private		Description	Code	Appraised	Assessed	
			2 Public Water			RES LAND	1-1	328,200	229,700	
		SUPPLEMENTAL DATA				DWELLING	1-3	481,500	337,100	
1		Alt Prcl ID 5267034-9	Lift Hse Asking \$			RES OUTBL	1-4	10,400	7,300	
		Historic ID				Total			820,100	574,100
		Census 504								
		WestportC J42								
		Survey Ma 3802								
		Survey Ma								
		GIS ID A05001000	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SUMMIT SAUGATUCK LLC OGILVY DAVID H OGILVY DAVID H & LESLIE H		4151 0227	07-16-2021	Q	I	1,850,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		2390 0057	04-20-2004	U	I	0	29	2020	1-1	229,700	2020	1-1	229,700	2019	1-1	241,600
		1394 0075	08-07-1995	U	V	275,000			1-3	337,100		1-3	337,100		1-3	338,500
											1-4	7,300		1-4	7,300	
		Total						Total		574,100	Total		574,100	Total		587,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
			Total	0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY		
Nbhd	Sub	Nbhd Name	B	Tracing	Batch	
0001	R	0001				
NOTES						
M/ 3802(9) 18' REAR DMR 10' REAR DMR ECO = HWY/RR 6/15 REAR FENCED						
				Appraised Bldg. Value (Card)		481,500
				Appraised Xf (B) Value (Bldg)		0
				Appraised Ob (B) Value (Bldg)		10,400
				Appraised Land Value (Bldg)		328,200
				Special Land Value		0
				Total Appraised Parcel Value		820,100
				Valuation Method		C
				Total Appraised Parcel Value		820,100

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
64720	05-27-2004		INT. RENO FO	10,000		100		INT. RENO FOR MASTER ST	06-12-2020	VA			80	Data Mailer No Change
25560	03-21-2001		A/C - INSTALL	7,000		100		A/C - INSTALL HYDRO HEAT	05-01-2020	SR			19	Field Review
59982	06-21-2000		REMOVE GAR;	60,000		100		REMOVE GAR; BUILD 26 X 4	03-02-2020	VA			60	Mailer Sent
									08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
									06-25-2015	MJF			01	Measured/No Interior Insp
									06-25-2015	MJF			02	Sat or >5PM Attn @ Int In
									06-15-2015	VA			66	INSPECTION NOTICE SE

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	B		0.480 AC	360,000	1.83483	5	0.90	115	1.150	HWY/RR		1.0000	328,200
Total Card Land Units					0.480 AC	Parcel Total Land Area					0	Total Land Value			328,200

45 Hiawatha Lane - 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05002000	47 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
A05004000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
A05005000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
A05006000	44 HIAWATHA LN	BOTTONE FRANK P	44 HIAWATHA LN	WESTPORT	CT	06880
B05057000	43 HIAWATHA LN	WALSH HANNELORE	43 HIAWATHA LN	WESTPORT	CT	06880
B05059000	42 HIAWATHA LN	SUMMIT SAUGATUCK LLC	96 OLD POST RD	SOUTHPORT	CT	06890
3171440	8 NORDEN PLACE	AVALON NORDEN PLACE LLC	4040 WILSON BLVD	ARLINGTON	VA	22203



45 Hiawatha Lane - 100ft Abutters

Westport, CT



September 23, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 45 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 65

Square footage of the building or structure: 7,480 sq. ft.

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

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45 Hiawatha Lane Demolition Sign Posted 10/11/2021





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 0002660300	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	
Ordered By Samantha	Phone: 2034542110 Fax: 2034544971 Email: tryder@landtechconsult.com
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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Ad Cost \$70.20	Payment Amt \$70.20	Amount Due \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002660300-01	External Ad #	Pick Up Number 0002660299
Ad Type Legal Liners	Ad Size 2 X 18 li	PO Number
	Color Requests	

Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
---	-----------------------	------------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021



Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender 5	TOTAL NO. of Pieces Received at Post Office™ 5	Affix Stamp Here Postmark with Date of Receipt.		
	Postmaster, per (name of receiving employee) <i>[Signature]</i>		 0000		U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 22, 21 AMOUNT \$2.35 R2304M112755-13

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SUMMIT SAUGATUCK LLC 1 ADAMS PLACE QUINCY MA 02169	58	47		
2.	SUMMIT SAUGATUCK LLC 859 WILLARD ST QUINCY MA 02169				
3.	SUMMIT SAUGATUCK LLC 859 WILLARD ST QUINCY MA 02169				
4.	FRANK BOTTONE 44 HIAWATHA LN WESTPORT CT 06880				
5.	AVALON NORDEN PLACE LLC 4040 WILSON BLVD ARLINGTON VA 22203				
6.	 				



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

RECEIVED

OCT 22 2021

WESTPORT BUILDING
 DEPARTMENT

1. 47 Hiawatha Lane | 1949
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Summit Saugatuck LLC
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 96 Old Post Rd Southport CT 06890 | promano@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Pete Romano/LANDTECH 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 3,237
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

rocco@completedismantling.com
 EMAIL

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

October 20, 2021

Mr. Steve Smith
Westport Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

Subject: Demolition Application for Single-Family Residence at 47 Hiawatha Lane; Westport, CT

Dear Mr. Smith:

On behalf of our client Summit Saugatuck LLC, I am hereby submitting a Demolition Application for their property at 47 Hiawatha Lane in Westport. I have included the application and the following supporting information:

1. Demolition Application form;
2. Authorization letter;
3. The tax assessors field card for the subject properties
4. A list of adjacent property owners;
5. A Map showing the properties adjacent to the subject property;
6. Copy of the notice letter;
7. Certificate of Mailing;
8. Copy of the Newspaper Publication
9. Copy of the Demolition Sign
10. Photos of the posted Demolition Sign

Once you have completed your review please place us on the next available Historic District Commission hearing agenda. If you have any questions or require any additional information please contact me on 203-454-2110, ext. 290 or at scheruk@landtechconsult.com.

Very truly yours
LANDTECH



Samantha Cheruk

Enclosures
C: D. Walsh

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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(If on Sewer)
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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: 10/20/2021

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

September 22, 2021

Westport/Weston/Health District
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Westport Conservation Commission
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Subject: 38,39,41,42,45 & 47 Hiawatha Lane; Westport, CT

To whom it may concern:

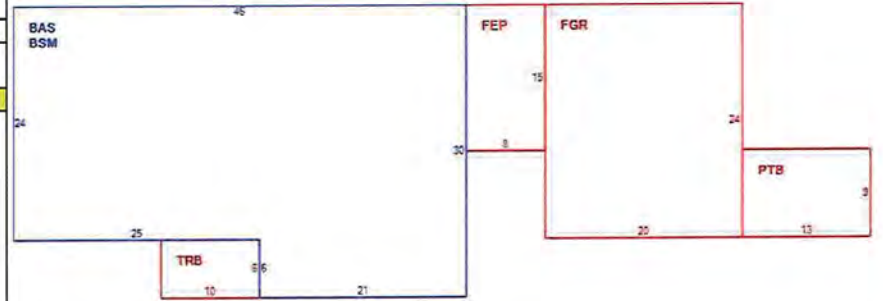
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David Walsh
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Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
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Occupancy	1		Parcel Id		C
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Exterior Wall 2					S
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Roof Cover	03	Asphalt Shingl	Condo Fir		
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Interior Wall 2			COST / MARKET VALUATION		
Interior Fir 1	14	Carpet	Building Value New		181,353
Interior Fir 2			Year Built		1949
Heat Fuel	02	Oil	Effective Year Built		A
Heat Type:	04	Forced Air	Depreciation Code		
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		1955
Total Bthrms:	1	1 Full Bath	Depreciation %		42
Total Half Baths	0		Functional Obsol		10
Total Xtra Fixtrs	0		External Obsol		1
Total Rooms:	6	6 Rooms	Trend Factor		
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		48
Whirlpool Tubs			Cns Sect Rcnld		87,000
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmnt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
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

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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
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BSM	Basement Area	0	1,230		18.76	23,080
FEP	Porch, Enclosed	0	120		60.98	7,318
FGR	Garage	0	480		37.53	18,013
PTB	Patio - Brick	0	117		14.43	1,689
TRB	Terrace - Brick	0	60		18.76	1,126
Ttl Gross Liv / Lease Area		1,230	3,237			166,625



Property Location 47 HIAWATHA LN
 Vision ID 8552

Account # 12685

Map ID A05/ / 002/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/5/2021 10:44:54 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SUMMIT SAUGATUCK LLC			6 Septic	2 Private	9 Town Line	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	323,600	226,500	
96 OLD POST RD		SUPPLEMENTAL DATA				DWELLING	1-3	87,000	60,900	VISION
SOUTHPORT CT 06890		Alt Prcl ID	5267034-10		Lift Hse					
1		Historic ID			Asking \$					
		Census	504							
		WestportC	J42							
		Survey Ma	9787							
		Survey Ma								
		GIS ID	A05002000		Assoc Pid#					
						Total		410,600	287,400	

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		
2738 0277	11-06-2006	Q	I	682,528	00	2020	1-1	226,500	2020	1-1	226,500	2019	1-1	236,800		
2612 0283	10-17-2005	Q	I	990,000	00		1-3	60,900		1-3	60,900		1-3	66,400		
2011 0031	06-27-2002	U	I	0	29											
0789 0288	04-14-1986	U	V	0	29											
						Total		287,400	Total		287,400	Total		303,200		

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

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R	0001			

NOTES	
3802(10) 195 NOISE/RR = ECO 11/2/06 M/9787 COMPILATION. TB	

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	Mailer Sent
										08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
										06-25-2015	MJF			01	Measured/No Interior Insp
										06-25-2015	MJF			02	Sat or >5PM Attn @ Int In
										06-15-2015	VA			66	INSPECTION NOTICE SE
										10-04-2005	VA			10	Measu/LtrSnt - Letter Sent

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	B		0.450 AC	360,000	1.92992	5	0.90	115	1.150	HWY/RR/TL NORWALK		1.0000	323,600
Total Card Land Units					0.450 AC	Parcel Total Land Area					0	Total Land Value			323,600

47 Hiawatha Lane - 100ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
A05001000	45 HIAWATHA LN	SUMMIT SAUGATUCK LLC	ONE ADAMS PLACE	QUINCY	MA	02169
A05004000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
A05005000	HIAWATHA LN	SUMMIT SAUGATUCK LLC	859 WILLARD ST	QUINCY	MA	02169
A05006000	44 HIAWATHA LN	BOTTONE FRANK P	44 HIAWATHA LN	WESTPORT	CT	06880
3171440	8 NORDEN PLACE	AVALON NORDEN PLACE LLC	4040 WILSON BLVD	ARLINGTON	VA	22203



47 Hiawatha Lane - 100ft Abutters

Westport, CT



September 23, 2021

1 inch = 150 Feet

www.cai-tech.com



Data shown on this map 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 map.

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 47 Hiawatha Lane has been filed in the Office of the Town Building Official on October 20, 2021.

Name and address of the owner: Summit Saugatuck LLC

96 Old Post Rd

Southport, CT 06890

Age of the building or structure: 72

Square footage of the building or structure: 3,237 sq. ft.

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

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47 Hiawatha Lane – Demolition Sign Posted 10/11/2021





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 0002660302	Customer Account 166876
Sales Rep. eswanson	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker eswanson	
Ordered By Samantha	Phone: 2034542110 Fax: 2034544971 E-Mail: tryder@landtechconsult.com
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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Ad Cost \$70.20	Payment Amt \$70.20	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002660302-01	External Ad #	Pick Up Number 0002660300
Ad Type Legal Liners	Ad Size 2 X 18 li	PO Number
	Color Requests	

Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/20/2021

