



WESTPORT™

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JANUARY 11, 2022 7:00 PM NOTICE AND AGENDA

Meeting ID: 847 7902 5125  
Passcode: 438425  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/84779025125?pwd=VE5tcnRoZFd2OTJxbjBaUWZ0cDlnUT09>

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m.** on **Tuesday, January 11, 2022** for the following purposes:

1. To approve the minutes of the December 14, 2021 meeting.
2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **16 Dexter Road** and require the full 180-day delay.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **15 Burr Farms Road** and require the full 180-day delay.
4. Officer Elections.
5. To hear the Chairman's update.
6. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under January 11, 2021.

Bill Harris, Chair  
Historic District Commission  
January 3, 2022

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



**WESTPORT™**

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, DECEMBER 14, 2021, 7:00 PM DRAFT MINUTES

#### **Members Present:**

Bill Harris, Chair  
Grayson Braun, Vice-Chair  
Scott Springer, Clerk  
Marilyn Harding, Member  
Wendy Van Wie, Member  
Martha Eidman, Alternate

#### **Staff Present:**

Donna Douglass, HDC Administrator

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

1. To approve the minutes of the November 9, 2021, work session.  
**MOTION (made by Van Wie): To approve the minutes of the November 9, 2021, work session.**  
**SECOND: Harding**  
**SEATED: Harris, Braun, Harding, Springer, Van Wie**  
**VOTE: Unanimously approved**
2. To approve the minutes of the November 9, 2021, public meeting.  
**MOTION (made by Springer): To approve the minutes of the November 9, 2021, public meeting.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Springer, Eidman**  
**VOTE: Unanimously approved**
3. To approve the minutes of the November 17, 2021, work session.  
**MOTION (made by Van Wie): To approve the minutes of the November 17, 2021, work session.**  
**SECOND: Eidman**  
**SEATED: Braun, Harding, Springer, Van Wie, Eidman**  
**VOTE: Unanimously approved**
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **39 Bonnie Brook 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 39 Bonnie Brook Road.**  
**SECOND: Harding**  
**SEATED: Harris, Braun, Harding, Springer, Van Wie**  
**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 **11 Pine Street** 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 11 Pine Street.**  
**SECOND: Harding**  
**SEATED: Harris, Braun, Harding, Springer, Van Wie**  
**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 **7 Hickory Hill 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 7 Hickory Hill Road.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Springer, Van Wie**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
7. To hear the Chairman's update.  
**No action taken.**
  
8. To adjourn the meeting.  
**MOTION (made by Harris): To adjourn the meeting.**

**Meeting adjourned at 8:04 PM**

Bill Harris, Chair  
Historic District Commission  
December 15, 2021



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

RECEIVED

DEC 10 2021

1. 16 Dexter Road  
 ADDRESS OF WORK (Please Print)

1946 WESTPORT BUILDING DEPARTMENT  
 DATE BUILT (From Assessor's Card)

2. Ronald J Melino Estate  
 NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE  
 RECEIVED

3. 1374 Broadway St, San Francisco, CA 94109  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

rob@sirdev.com  
 EMAIL  
 DEC 13 2021

4. SIR-16 Dexter, LLC, 943 Post Rd E, Westport, CT 06880  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
 Attach copy of letter of authorization from owner.

WESTPORT BUILDING DEPARTMENT

5. Demo of 974 SF House  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR Dev/ Future Owner  
 DEMOLITION CONTRACTOR (Please Print)

203-227-6616  
 TELEPHONE

LICENSE NUMBER

rob@sirdev.com  
 EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

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

DATE \_\_\_\_\_

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carljenkins@craftetechnologies.com](mailto:carljenkins@craftetechnologies.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 (860) 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: 12/9/21

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

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

Property Location 16 DEXTER RD  
 Vision ID 5857

Account # 9754

Map ID 109 / 023,000 /

Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/2/2021 11:11:52 A

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT	
MELINO RONALD J EST			3 Public Sewer 2 Public Water	1 Public		Description	Code	Appraised	Assessed		
1374 BROADWAY STREET						RES LAND	1-1	381,500	267,100	VISION	
SAN FRANCISCO CA 94109						DWELLING	1-3	78,300	54,800		
1						RES OUTBL	1-4	4,400	3,100		
SUPPLEMENTAL DATA						Total				464,200	325,000
Air Pct ID 5454317-57		Lift Hse Asking \$									
Historic ID											
Census 503											
Westport F11											
Survey Ma 1693											
Survey Ma											
GIS ID 109023000		Assoc Pct#									

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)				
BK-VOL/PAGE	SALE DATE	Q/U	VA	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
4149 0047	07-09-2021	U	1	0	29	2020	1-1	267,100	2020	1-1	267,100
0245 0640	01-24-1967	U	1	0	29		1-3	54,800		1-3	54,800
							1-4	3,100		1-4	3,100
Total						Total		325,000	Total		338,570

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

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0003	R	0003	

NOTES	
M/1693(57) NRD	

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									06-12-2020	SR			19	Field Review
									03-17-2015	BAA			50	BAA Change
									10-31-2015	VA			80	Data Master No Change
									06-17-2015	VA			10	Measu/LtrSst - Letter Sent
									05-13-2015	MUF			02	Sat or >SPM Attn @ Int In
									05-06-2015	MUF			01	Measured/No Interior Insp
									04-27-2015	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		
1	101	Single Family Res	A		0.270 AC	360,000	2.80349	5	1.00	140	1.400	Location Adjustment		
												Adj Unit P		
												1.0000		
												Land Value		
												381,500		
Total Card Land Units				0.270	AC	Parcel Total Land Area				0	Total Land Value			381,500

Property Location 16 DEXTER RD  
 Vision ID 5657

Account # 9754

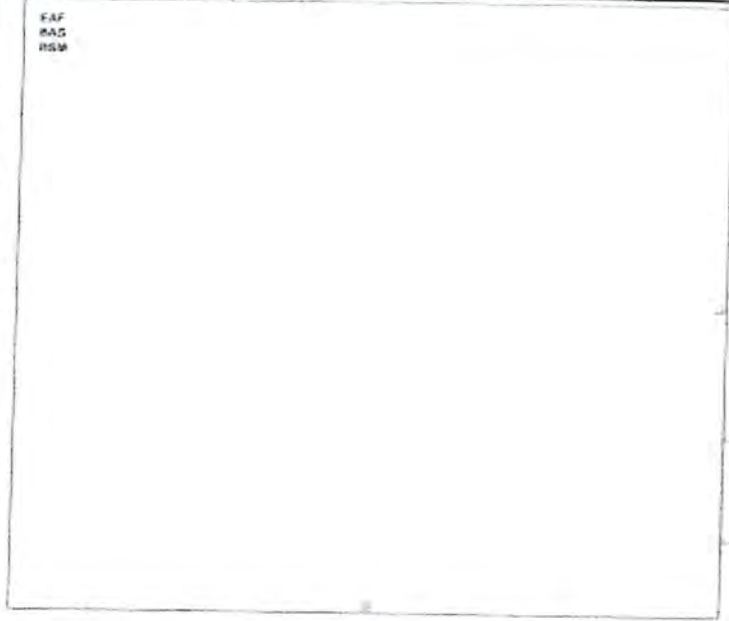
Map ID 09 / 023,000 /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101  
 Print Date 11/2/2021 11:11:51 A

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:	1.25	1 1/4 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Fir 1	14	Carpet	Building Value New		182,174
Interior Fir 2	05	Vinyl/Asphat	Year Built		1946
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		F
AC Type:	01	None	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		57
Total Half Baths:	0		Functional Obsol		
Total Xtra Ftrds:	0		External Obsol		
Total Rooms:	6	6 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens:	1		Percent Good		43
Whirlpool Tubs			Cns Sect Rchld		78,300
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt 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	I/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR	Garage	FR	Frame	L	200	31.37	1946	5	60	3	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672		153.76	103,327
BSM	Basement Area	0	672		30.66	20,604
CAN	Canopy	0	12		25.63	308
EAF	Attic, Expansion, Finished	302	672		69.10	46,436
Ttl Gross Liv / Lease Area		974	2,028			170,675

**THE FAIRFIELD COUNTY BAR ASSOCIATION  
RESIDENTIAL REAL ESTATE SALES AGREEMENT**

(Revised July 14, 2015)

This Agreement made as of the \_\_\_\_\_ day of December 2021 between **Stephen James Melino in his capacity as executor of the estate of Ronald J. Melino** of Westport, Connecticut (hereinafter referred to as the **SELLER**, whether one or more), and **SIR Development, LLC**, acting herein by **Robert M. Haroun**, duly authorized member of Westport, Connecticut (hereinafter referred to as the **BUYER** or **PURCHASER** whether one or more).

**WITNESSETH:**

**1. PROPERTY.** The **SELLER**, in consideration of the purchase price hereinafter specified, hereby agrees to sell and convey, and the **BUYER** hereby agrees to purchase the real property commonly known as **16 Dexter Road, Westport, Connecticut** and specifically described in Schedule A attached hereto (the "Promises") subject only to the encumbrances and exceptions to title set forth or referred to in Paragraph 10(e) and Schedule A (legal description and exceptions, if any) attached hereto.

**2. CONSIDERATION.** The purchase price is ~~\_\_\_\_\_~~ which the **BUYER** agrees to pay as follows:

(a) As a part of the Deposit heretofore paid, receipt of which is acknowledged, subject to collection. If a Deposit or any portion thereof is paid to a broker or other party, Buyer directs that the Deposit shall be sent immediately to Seller's attorney (the "Escrow Agent") for handling per Paragraph 3, below;

\$ ~~\_\_\_\_\_~~

(b) Upon the signing of this Agreement, payable to the **SELLER'S** attorney as Trustee or Escrow Agent as provided herein, receipt of which is acknowledged, subject to collection ("the Deposit");

\$ ~~\_\_\_\_\_~~

(c) Upon delivery of the deed by wire or by official cashier's or bank check drawn by and upon a federally-regulated or Connecticut state-chartered bank, or a bank that is a member of the New York Clearing House, the proceeds of which are immediately available.

\$ ~~\_\_\_\_\_~~

**TOTAL.**

\$ ~~\_\_\_\_\_~~

**3. ESCROW.** **SELLER'S** attorney (the "Escrow Agent") shall hold the Deposit in Paragraph 2(a), above, in escrow in an IOLTA account until closing of title or sooner termination

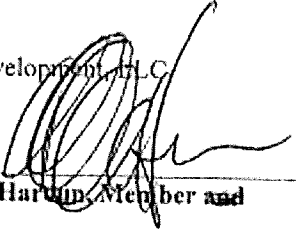


IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, as of the day first above written.

*Step. James Melino*

Stephen James Melino, SELLER  
executor of the estate of Ronald J. Melino

SIR Development, LLC

BY:   
Robert Harlan, Member and

Title to said Premises is to be taken in the name or names of:

SIR-16 Dexter, LLC

ACCEPTANCE OF ESCROW

DATED: Dec 9, 2021

I HEREBY ACCEPT RECEIPT OF THE DEPOSIT AS SPECIFIED IN PARAGRAPH 2, SUBJECT TO COLLECTION, AND THE UNDERSIGNED AGREES TO ACT IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 3 OF THIS AGREEMENT.

*Hamad Law Firm, LLC*  
THE ESCROW AGENT: Hamad Law Firm, LLC

Attachments: (For Reference Only)  
Legal Description ("Schedule A")  
~~Consumer Finance Protection Bureau ("CFPB") addendum~~  
~~Residential Condition Property Disclosure Report~~  
~~Property Listing~~

This is the July 14, 2015 version of the Fairfield County Bar Association Residential Real Estate Sales Agreement approved and adopted by the Fairfield County Bar Association.

ADDENDUM ANNEXED TO AND MADE PART OF A CONTRACT  
OF SALE ("CONTRACT") BETWEEN

Stephen James Melino  
in his capacity as executor of the estate of Ronald J. Melino  
and  
SIR DEVELOPMENT, LLC

The following provisions shall supersede any inconsistent provisions contained elsewhere in this Contract. All representations are made to the Seller's best knowledge and belief without inquiry or investigation, and do not survive the closing of title. Seller shall have an affirmative obligation to notify Buyer if any of the representations in the Agreement of Sale or in all Attachments are no longer true as of the Closing Date. Except in the event of an intentional misrepresentation, if Buyer discovers prior to the closing of title any material representation contained in the Agreement of Sale including all Attachments to be untrue, the remedy of the parties shall be those available to them in the event of a valid defect in or objection to title. In the event of an intentional misrepresentation, Buyer shall have available all rights in either law or equity. All terms not otherwise defined herein shall have their respective meaning set forth in the Contract.

1. The Buyer shall have the right to enter upon the property for ~~surveying, conducting perc tests and other related purposes at all reasonable times,~~ with prior notice, for purposes relating to obtaining any demolition and building permits Buyer shall require from the Town of Westport ~~and to market the property.~~ The Buyer shall have the right to post any signs and/or required notices on the property. The Buyer shall have the right to list the property for sale. The Buyer agrees to indemnify and hold the Seller harmless from any claims arising from Buyer's agents being on the premises. Further, this paragraph shall be sufficient to act as an appointment of ~~Robert Haroun or Julie Haroun as attorney-in-fact for the Seller for the sole purpose of executing any and all applications Buyer deems appropriate, at no cost to seller, for the property with the Town of Westport that is required for the purpose of demolition and of constructing a single family home on the premise.~~
2. Title will be taken in the name of SIR- 16 Dexter, LLC.
3. Notwithstanding anything to the contrary contained herein, there will be no adjustment for any fuel oil or propane remaining on the premises.
4. Notwithstanding the Risk of Loss provision in the contract, in the event that such loss or damage does occur prior to the delivery of the deed, the Seller shall not repair or replace such loss or damage and the Buyer shall accept a deed conveying the Premises in accordance with all the other provisions of this Agreement upon payment of the aforesaid purchase price and shall receive the benefit of all insurance moneys recovered or to be recovered on account of such loss or damage, to the extent they are attributable to loss or damage to any property included in this sale.
5. SELLER represents that he has no notice of a pending Sewer Assessment. Further, the SELLER represents that the Sewer Assessment for the Premises has been paid in full or, if not, the SELLER agrees to pay any pending or outstanding Sewer Assessment in full at the time of the closing.
6. ~~This Agreement is contingent upon the Buyer obtaining a satisfactory A-2 Survey of the premises setting forth the lot lines, area and contours of the property in accordance with his plan of design. If the Buyer is unable to obtain such a satisfactory survey by December 13, 2021, and so notifies the Seller in writing in care of the Seller's Attorney, on or before 5:00 P.M. on said date, this Agreement shall be null and void and the Buyer shall be entitled to the return of all sums paid by the Buyer pursuant to paragraph 2 of this Agreement, without interest.~~

# DEMOLITION

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 16 Dexter Rd. has been filed in the Office of the Town Building Official on December 9, 2021.

Name and address of the contract vendee SIR-16 Dexter, LLC 0 Post Road East, Westport, CT

Age of the building or structure 75 years

Square footage of the building or structure 974 square feet

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



**HEARST****CONNECTICUT  
MEDIA GROUP**

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

**Order Confirmation**

<u>Ad Order Number</u> 0002674358	<u>Customer Account</u> 179980
<u>Sales Rep.</u> afarrell	<u>Customer Information</u> SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880 USA
<u>Order Taker</u> afarrell	
<u>Ordered By</u> stephanie	<u>Phone:</u> 2032276616
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> stephanie@sirdev.com

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 16 Dexter Road, Westport, CT has been filed in the Office of the Town Building Official on December 9, 2021.

Name and address of the contract vendee: SIR-16 Dexter, LLC,  
943 Post Road East, Westport, CT

Age of the building or structure: 75 years

Square footage of the building or structure: 974 square feet

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

Ad Cost  
\$34.72

Payment Amt  
\$0.00

Amount Due  
\$34.72

Blind BoxMaterialsOrder Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002674358-01		
<u>Ad Type</u>	<u>Ad Size</u>	<u>PO Number</u>
BR Legal Liner	2 X 14 li	
<u>Color</u>	<u>Color Requests</u>	
\$0.00		
<u>Product and Zone</u>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	BR Legal
Note: Retail Display Ads May Not End in Identified Placement		
<u>Run Dates</u>		
12/17/2021		

# HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commission requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished: 16 Dexter Road

Susan Connolly  
9 Fairport Rd  
Westport, CT 06880

XU LV  
11 Fairport Rd  
Westport, CT 06880

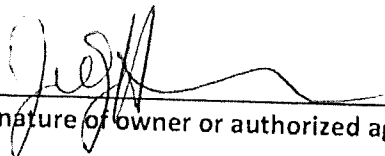
Daniel & Calvin Cohen  
15 Fairport Rd  
Westport, CT 06880

Rhea Ruggiero  
PO Box 199  
Greens Farms, CT 06838

Lewis Zucker  
15 Dexter Rd  
Westport, CT 06880

Jarret & Courtney Prussin  
17 Dexter Rd  
Westport, CT 06880

John & Pamela Stofan  
19 Dexter Rd  
Westport, CT 06880

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

12/15/21  
Date

Tulie Haran  
\_\_\_\_\_  
Print Name



# 50 foot Abutters List Report

Westport, CT  
December 03, 2021

## Subject Property:

Parcel Number: I09023000  
CAMA Number: I09023000  
Property Address: 16 DEXTER RD

Mailing Address: MELINO RONALD J EST  
1374 BROADWAY STREET  
SAN FRANCISCO, CA 94109

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## Abutters:

Parcel Number: I09020000  
CAMA Number: I09020000  
Property Address: 9 FAIRPORT RD

Mailing Address: CONNOLLY SUSAN A  
9 FAIRPORT RD  
WESTPORT, CT 6880

Parcel Number: I09021000  
CAMA Number: I09021000  
Property Address: 11 FAIRPORT RD

Mailing Address: XU LV  
11 FAIRPORT RD  
WESTPORT, CT 6880

Parcel Number: I09022000  
CAMA Number: I09022000  
Property Address: 15 FAIRPORT RD

Mailing Address: COHEN CALVIN DANIEL &  
15 FAIRPORT RD  
WESTPORT, CT 6880

Parcel Number: I09024000  
CAMA Number: I09024000  
Property Address: 14 DEXTER RD

Mailing Address: RUGGIERO RHEA  
PO BOX 199  
GREENS FARMS, CT 6838

Parcel Number: I09036000  
CAMA Number: I09036000  
Property Address: 15 DEXTER RD

Mailing Address: ZUCKER LEWIS  
15 DEXTER RD  
WESTPORT, CT 6880

Parcel Number: I09037000  
CAMA Number: I09037000  
Property Address: 17 DEXTER RD

Mailing Address: PRUSSIN JARRET & COURTNEY  
17 DEXTER RD  
WESTPORT, CT 6880

Parcel Number: I09038000  
CAMA Number: I09038000  
Property Address: 19 DEXTER RD

Mailing Address: STOFAN JOHN R III & PAMELA G  
19 DEXTER RD  
WESTPORT, CT 6880



www.cai-tech.com

12/3/2021

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

Page 1 of 1

**SIR**   
**DEVELOPMENT**

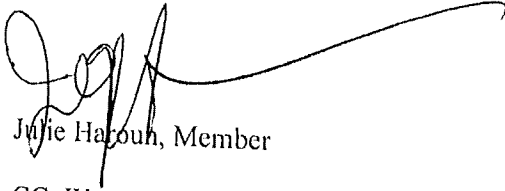
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Daniel & Calvin Cohen  
15 Fairport Rd  
Westport, CT 06880

Re: 16 Dexter Road

Dear Daniel & Calvin,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haroun, Member

CC: Westport Building Department





943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Rhea Ruggiero  
PO Box 199  
Greens Farms, CT 06838

Re: 16 Dexter Road

Dear Rhea,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal line extending from the end of the signature towards the right.

Julie Haroun, Member

CC: Westport Building Department

**SIR**   
**DEVELOPMENT**

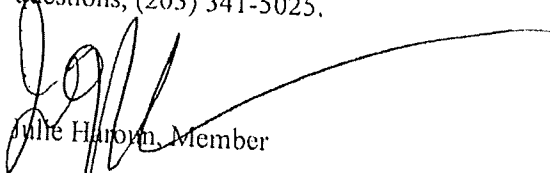
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Lewis Zucker  
15 Dexter Rd  
Westport, CT 06880

Re: 16 Dexter Road

Dear Lewis,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 9, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

  
Julie Haron, Member

CC: Westport Building Department

SIR   
DEVELOPMENT

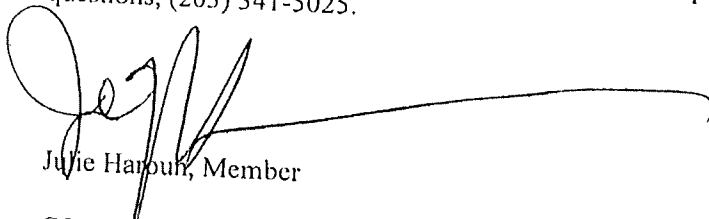
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Jarret & Courtney Prussin  
17 Dexter Rd  
Westport, CT 06880

Re: 16 Dexter Road

Dear Jarret & Courtney,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 9, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haroun, Member

CC: Westport Building Department

SIR   
DEVELOPMENT

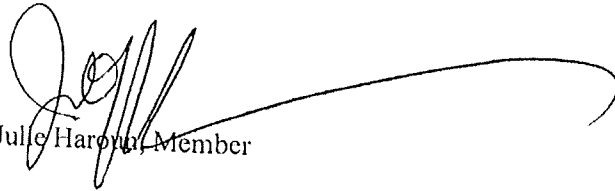
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

John & Pamela Stofan  
19 Dexter Rd  
Westport, CT 06880

Re: 16 Dexter Road

Dear John & Pamela,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 9, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haron, Member

CC: Westport Building Department

SIR   
DEVELOPMENT

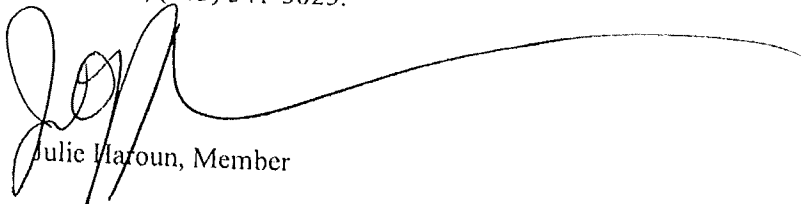
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Ms. Susan Connolly  
9 Fairport Rd  
Westport, CT 06880

Re: 16 Dexter Road

Dear Ms. Connolly,

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 9, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Maroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

XU LV  
11 Fairport Rd  
Westport, CT 06880

Re: 16 Dexter Road

To Whom It May Concern:

This letter is to inform you that an application for a permit to demolish the structure known as 16 Dexter Road has been filed in the Office of the Town Building Official on December 9, 2021. The contract vendee of the property is SIR-16 Dexter, LLC, 943 Post Road East, Westport, CT. The structure is 75 years old and 974 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroan", with a long horizontal flourish extending to the right.

Julie Haroan, Member

CC: Westport Building Department



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

**RECEIVED**

DEC 22 2021

WESTPORT BUILDING DEPARTMENT

1. 15 Burr Farms Road, Westport  
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Ewelina & Krzysztof Wyszynski  
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 10 Rockyfield Road, Westport CT  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) 06880 EMAIL

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

5. 1,750 sqft  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

info@fairfieldcountyllc.com  
 EMAIL

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

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

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

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

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

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

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (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:  DATE: 12-22-21

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

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



SPECIMEN

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 15 Burr Farms Rd (address) has been filed in the Office of the Town Building Official on December 22 (filing Date). 2021

Name and address of the owner: Krzysztof & Ewelina Wyszynski  
Age of the building or structure: 49.50 10 Rockyfield Rd.  
Square footage of the building or structure: 1,750 sq footage Westport, CT 06880

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

Name and Address of Sender

Kaysatof & Ewelina  
Wybysynski  
10 Rockyfield Road  
Westport, CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation



0000

U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 DEC 21, 21  
 AMOUNT  
**\$3.76**  
 R2305H130935-17

RR  
Fee

- | Article Number | Addressee (Name, Street, City, State, & ZIP Code)                                     | Postage |
|----------------|---|---------|
| 1.             | 1. Srivas Mandayam C<br>& Shobna<br>9 Burr Farms Road<br>Westport, CT 06880           |         |
| 2.             | 2. Sloan Leonard A &<br>Michael K<br>11 Burr Farms Road<br>Westport, CT 06880         |         |
| 3.             | 3. Job Thomas<br>12 Burr Farms Road<br>Westport, CT 06880                             |         |
| 4.             | 4. Haurange Prashant and<br>Gupta Manisha<br>14 Burr Farms Road<br>Westport, CT 06880 |         |
| 5.             | 5. Sod Family Living Trust<br>16 Burr Farms Road<br>Westport, CT 06880                |         |
| 6.             | 6. Sunshine Brian & Tamim<br>17 Burr Farms Road<br>Westport, CT 06880                 |         |
| 7.             | 7. Gailnes Brian<br>18 Burr Farms Road<br>Westport, CT 06880                          |         |
| 8.             | 8. Gross Richard J & Jennifer<br>19 Burr Farms Road<br>Westport, CT 06880             |         |

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse



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

## Order Confirmation

<b><u>Ad Order Number</u></b> 0002676148	<b><u>Customer Account</u></b> 214690
<b><u>Sales Rep.</u></b> eswanson	<b><u>Customer Information</u></b> HYSAYNSKI 31 Warnock Drive WESTPORT CT 06880 USA
<b><u>Order Taker</u></b> eswanson	
<b><u>Ordered By</u></b> Ewelina	<b><u>Phone:</u></b> 2034343726
<b><u>Order Source</u></b> Phone	<b><u>Fax:</u></b> <b><u>EMail:</u></b> info@fairfieldcountyllc.com

### Ad Content Proof

Note: Ad size does not reflect actual ad

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**NOTICE OF INTENT TO DEMOLISH**  
 15 Burr Farms Road  
 December 22, 2021  
 Name and address of the owner: Krzysztof & Ewelina Wyszynski  
 10 Rockyfield Road Westport, CT 06880  
 Age of the building or structure: 1950  
 Square footage of the building or structure: 1,750 sq. footage

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

**Blind Box**      **Materials**

### Order Notes

<b><u>Ad Number</u></b> 0002676148-01	<b><u>External Ad #</u></b>	<b><u>Pick Up Number</u></b>
<b><u>Ad Type</u></b> BR Legal Liner	<b><u>Ad Size</u></b> 2 X 7 II	<b><u>PO Number</u></b>
<b><u>Color Requests</u></b>		

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
12/24/2021

# 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 15 Burr Farms Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on December 22, 2021.

Name and address of the owner: Krzysztof & Ewelina Wyszynski  
Age of the building or structure: 1950 10 Rockyfield Road  
Square footage of the building or structure: 1,750 sq footage Westport, CT 06880

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

# DEMOLITION

## Notice of Intent to Demolish

In accordance with Article 11, 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 15 Blue Farms Road, Westport, CT 06890 has been filed in the Office of the Town Building Official on December 22, 2024.

Name and address of the owner: K. J. Kelly • Evelyn Wood

Age of the building or structure: 450

Square footage of the building or structure: 2,750 sq. footage

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

# DEMOLITION

## Notice of Intent to Demolish

In accordance with Article 11, Section 14-23 (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 Burr Farm Road Westport, N.H. has been filed in the Office of the Town Building Official on December 22, 2021.

Name and address of the owner: Kerrydale + Evelyn Wood  
Age of the building or structure: 1870 17 to 19th Century  
Square footage of the building or structure: 4,750 sq. footage

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