



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

RECEIVED

JAN 12 2022

1. 174 Hillspoint Rd. | 1968 | WESTPORT BUILDING DEPARTMENT
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. David + Gwen Baker | | TELEPHONE
 NAME OF CURRENT PROPERTY OWNER (Please Print)

3. 174 Hillspoint Rd. | Davidbaker120@gmail.com | EMAIL
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

4. Christopher Pastore Architects 320 Post Rd. Darien CT, Suite 100 | JAN 10 2022
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. Structure to be demolished | WESTPORT BUILDING DEPARTMENT
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD | | |
 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 - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 1/12/22

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: 174 Hillspoint Rd.

Glenn Bradley Miller

178A Hillspoint Rd.

Westport 06880

Hirsch W. Fern

175 Hillspoint Rd

Westport 06880

Hirsch W. Fern

163 Hillspoint Rd

Westport 06880

Tanya Lapinski Murphy

2 Lamplight Ln

Westport 06880

Gregory W. Maccordy

6 Lamplight Ln

Westport 06880

Paul Scott & Judy Phares

3 Lamplight Ln

Westport 06880

178 Hillspoint LLC

178 Hillspoint Rd.

Westport 06880

Andrian & Erika Sales

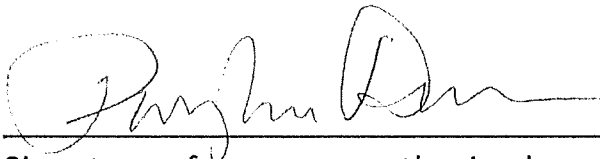
4 Lamplight Ln.

Westport 06880

Jonathan Wiener & Barbara Broughel

160 Hillspoint Rd.

Westport 06880



Signature of owner or authorized agent

1/12/2022

Date

Christopher Pagliaro Architects

Print Name



CHRISTOPHER PAGLIARO
ARCHITECTS

Attn. Historic Distric Commission Town of Westport

Property – 174 Hillspoint Rd. Westport, CT 06880

Date – 01.12.2022

I David Baker owner of 174 Hillspoint Rd. Westport give the authority to Christopher Pagliaro Architects to act on my behalf for the application of a demolition permit.

Thanks,

David Baker

Order Confirmation

<u>Ad Order Number</u> 0002681020	<u>Customer Account</u> 353360
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> CHRISTOPHER PAGLIARO ARCHITECTS 320 Post Road Suite 160 DARIEN CT 06820 USA
<u>Order Taker</u> eswanson	<u>Phone:</u> 2038385517 <u>Fax:</u> <u>E-Mail:</u> abarron@pagliaroarchitects.co in
<u>Ordered By</u> Amanda	
<u>Order Source</u> Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

Notice of Intent to Demolish

An application for a permit to demolish the structure known as 174 Hillspoint Road, Westport, CT owned by David and Gwen Baker, has been filed in the Office of the Town Building Official on January 12, 2022. The structure was built in 1968 and is 1,052 SF. The application is currently pending and available for public inspection.

Ad Cost \$16.12 Payment Amt \$0.00 Amount Due \$16.12

Blind Box Materials

Order Notes

Ad Number 0002681020-01 External Ad # Pick Up Number
Ad Type BR Legal Liner Ad Size 2 X 6 li PO Number
Color Requests

Product and Zone # Inserts 1 Placement BR Legal
 Westport News

Note: Retail Display Ads May Not End in Identified Placement

CURRENT OWNER BAKER DAVID & GWEN		UTILITIES 1 Public		STRT / ROAD 1 Public		LOCATION		CURRENT ASSESSMENT	
174 HILLSPOINT RD		4 Gas		3 Public Sewer		RES LAND		Code 1-1 890,400 1-3 727,200	
WESTPORT CT 06880		2 Public Water		SUPPLEMENTAL DATA		DWELLING		Assessed 623,300 509,000	
1		Alt Prcl ID 5316114-AJ		Lift Hse Asking \$		Assoc Pid#		Total 1,617,600	
Historic ID		505		E05047000		Total 1,132,300		1,132,300	
Census WestportC K27		Survey Ma 6167							
GIS ID									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
BAKER DAVID & GWEN		4198 0237		12-07-2021		Q		I		2,275,000		00	
TSE LINDA HM CHIANG		2767 0038		02-06-2007		U		I		0		29	
TSE YAT T EST OF &		2438 0151		07-16-2004		U		I		0		29	
TSE YAT T & LINDA C		0430 0340		09-10-1976		Q		I		155,000		09	
Total		0.00											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			Comm Int
Total		1,132,300	

ASSESSING NEIGHBORHOOD	
Nbhd	0001
Sub	R
Batch	Tracing

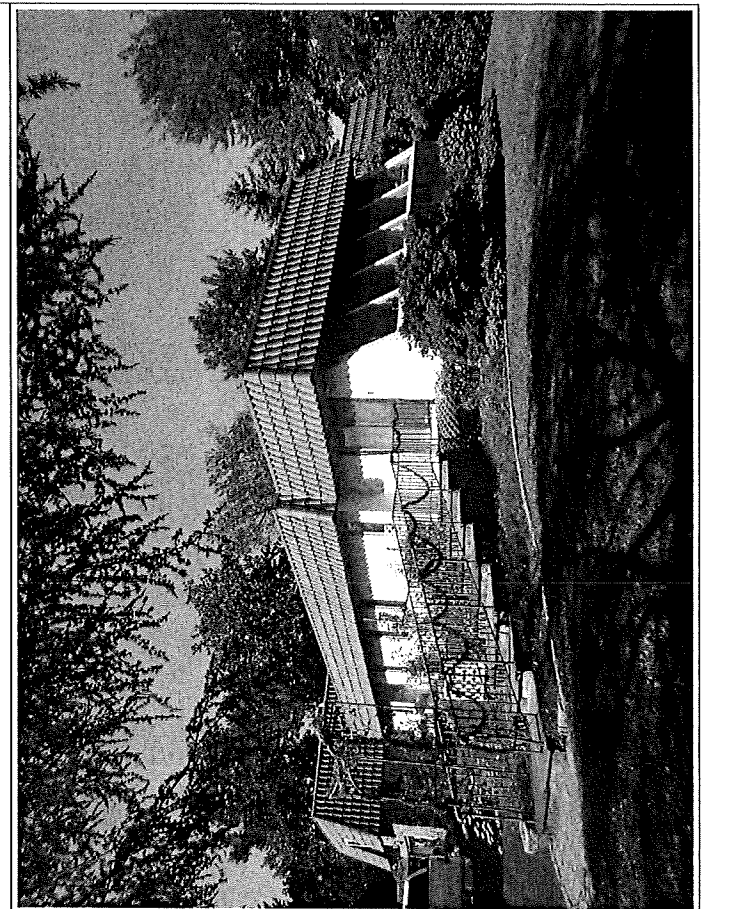
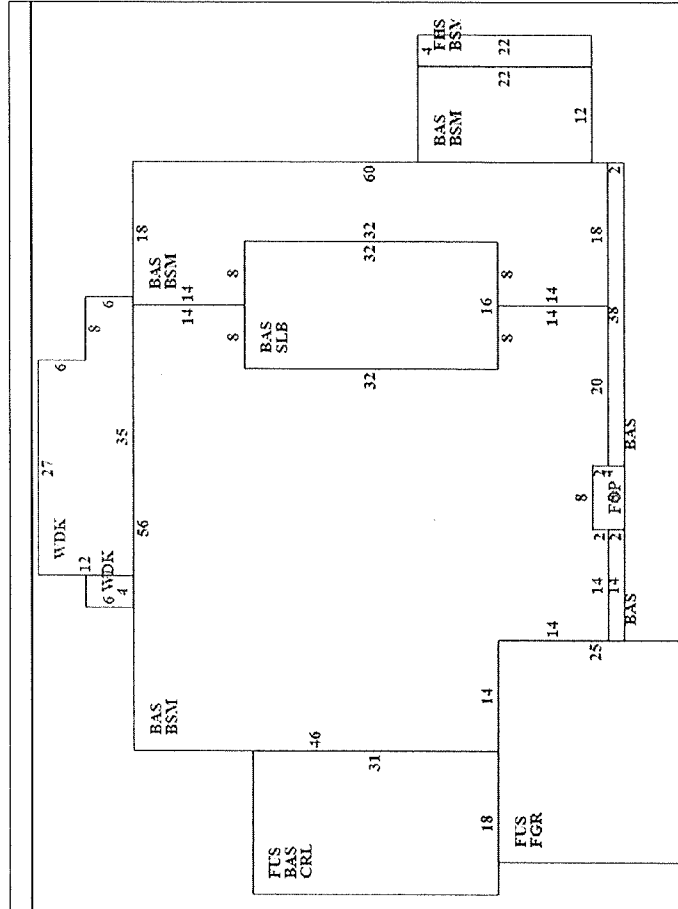
NOTES
 M/6167(3)(J); HANDICAP;
 ADDRESS ON HSE 174 HILLSPOINT RD
 L.Q. FOP OVER HANDICAPPED RAMP
 ROOF ACC W/CLAYTILE
 TILE + MARBLE = WALLS + FLOORS
 (2) 4 FIX BATH; X SINK.CENTRAL VACUUM
 SKYLIGHTS LEAK. 9/17/07 AS PER PW LETTER
 ADDRESS CAD FROM 1 LAMPLIGHT LN TO 174
 HILLSPOINT RD. 40X46 OF BAS=INDOOR POOL
 AREA. BROOK ON RIGHT SIDE. SM POND REAR.
 8/15 DID NOT VIEW BSM

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
		75	REVIEWED N/C
		19	Field Review
		80	Data Mailer No Change
		00	Measur+Listed
		66	INSPECTION NOTICE SE
		1	Measur+Listed
		7	QC - Check/Field Review
Total Appraised Parcel Value		1,617,600	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B	Use Code	Description	Zone
1	101	Single Family Re	AA
		Land Units	1.040
		Unit Price	360,000
		Size Adj	0.96282
		Site Index	5
		Cond.	0.95
		Nbhd.	260
		Nbhd. Adj	2.600
		WET	
Total Card Land Units		1.040	
Parcel Total Land Area 1		Total Land Value	
890,400		890,400	

VISION
 WESTPORT, CT

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element						
Style:	07	Contemporary	Fireplaces						
Model	01	Residential	Ceiling Height						
Grade:	16	Type I	Elevator						
Stories:	2	2 Stories							
Occupancy	1	Stucco/Masonry	CONDO DATA						
Exterior Wall 1	17	Stone/Masonry	Parcel Id						
Exterior Wall 2	21	Flat	Adjust Type	Code					
Roof Structure:	01	T&G/Rubber	Condo Fir	Description					
Roof Cover	04	Drywall	Condo Unit	Factor%					
Interior Wall 1	05	Marble	COST / MARKET VALUATION						
Interior Wall 2	19	Carpet	Building Value New	1,147,084					
Interior Fir 1	14	Gas	Year Built	1968					
Interior Fir 2	03	Hot Water	Effective Year Built	A					
Heat Fuel	05	Central	Depreciation Code	38					
Heat Type:	06	6 Bedrooms	Remodel Rating	1					
AC Type:	5	5 Full Baths	Depreciation %	62					
Total Bedrooms	02	1 Half Bath	Functional Obsol	711,200					
Total Bthrms:	02	13 Rooms	External Obsol						
Total Half Baths	1	Average	Trend Factor						
Total Xtra Fixtrs	3	Average	Condition						
Total Rooms:	02		Condition %						
Bath Style:	02		Cns Sect Rcnld						
Kitchen Style:	02		Dep % Ovr						
Kitchens	1		Misc Imp Ovr						
Whirlpool Tubs	0		Misc Imp Ovr Comment						
Hot Tubs	A		Cost to Cure Ovr						
Sauna (SF Area	1		Cost to Cure Ovr Comment						
Fin Basement	12.00								
Fin Bsmt Qual									
Bsmt. Garages									
Interior Cond									
Fireplaces									
Ceiling Height									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	Sub Ty	Units	Unit Price	Yr Blt	Cond. C	% Gd	Grade	Appr. V
SPL	Indoor P	B	512	50.50	1979	62	3	1.00	16,000
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Unit Cost	Undeprec Value				
BAS	First Floor	5,154	5,154	138.36	713,097				
BSM	Basement Area	0	4,068	27.69	112,623				
CRL	Crawl Space	0	558	0.00	0				
FGR	Garage	0	700	55.34	38,740				
FHS	Half Story, Finished	53	88	83.33	7,333				
FOP	Porch, Open	0	32	25.94	830				
FUS	Upper Story, Finished	1,258	1,258	138.36	174,054				
SLB	Slab	0	512	0.00	0				
WDK	Deck, Wood	0	396	13.98	5,534				
Ttl Gross Liv / Lease Area		6,465	12,766		1,052,211				



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 174 HILLSPPOINT RD. WESTPORT 06880 HAS BEEN FILED IN THE OFFICE OF THE TOWN BUILDING OFFICIAL ON JAN. 12, 2022

NAME AND ADDRESS OF THE OWNER: DAVID & GWEN BAKER (174 HILLSPPOINT RD. WESTPORT)
AGE OF STRUCTURE : 1968

SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE : 1,052 SF

THE APPLICATION IS CURRENTLY PENDING AND AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE TOWN BUILDING OFFICIAL



DEMOLITION
NOTICE OF INTENT TO DEMOLISH

The following property is scheduled for demolition on or about 12/15/2023. All persons having an interest in the property are hereby notified that the demolition of the property is imminent. All persons having an interest in the property should contact the contractor at the address below to discuss the demolition process. The contractor is not responsible for the removal of any personal property or valuables from the property. The contractor is not responsible for any damage to the property or surrounding areas. The contractor is not responsible for any utility lines or services that may be affected by the demolition. The contractor is not responsible for any other matters related to the demolition process. For more information, please contact the contractor at the address below.



RECEIVED

TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES

JAN 18 2022 AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

1. 18 WESTPORT BUILDING ADDRESS OF CURRENT PROPERTY OWNER (Please Print) 1960 DATE BUILT (From Assessor's Card) JAN 11 2022

2. Maple 18 Real Estate LLC NAME OF CURRENT PROPERTY OWNER (Please Print) WESTPORT BUILDING DEPARTMENT TELEPHONE

3. 276 Post Rd W, Suite 201, Westport, CT 06880 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) rob@sirdev.com EMAIL

4. SIR Development, 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.

5. Demo of 2,120 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.

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- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechservicesusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
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- 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: 1/11/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
MAPLE 18 REAL ESTATE LLC		6	Septic	1	Public			Code	Assessed
276 POST RD WEST SUITE 201		2	Public Water			RES LAND	1-1	432,000	302,400
WESTPORT CT 06880		SUPPLEMENTAL DATA				DWELLING	1-3	222,200	155,500
		Lift Hse Asking S				RES OUTBL	1-4	2,500	1,800
		Assoc P:dl#				VISION 6158 WESTPORT, CT			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
1	MAPLE 18 REAL ESTATE LLC	4117	0114	Q	I	800,000	00	Year	Code	Assessed V	Year	Code	Assessed
	BULLARD JONATHAN K AND	0795	0311	U	I	284,000		2020	1-1	302,400	2019	1-1	318,500
									1-3	155,500		1-3	183,500
									1-4	1,800		1-4	1,800
Total								Total	Total	459,700	Total	Total	503,800

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
		0.00				

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount	Comm Int
Nbrhd	Nbrhd Name					
0003	0003		Tracing			
NOTES MI 7637 2015 FGR ROOF DAMAGED						

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 222,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 432,000 Special Land Value 0 Total Appraised Parcel Value 656,700 Valuation Method C						

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY Total Appraised Parcel Value 656,700								

LAND LINE VALUATION SECTION		Zone	Description	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	A	Single Family Rte	0.800	360,000	1.20000	5	1.00	125	1.250		1,0000		432,000
1	101													
Total Card Land Units 0.800 AC Parcel Total Land Area 1 Total Land Value 432,000														

This signature acknowledges a visit by a Data Collector or Assessor

AGREEMENT OF PURCHASE AND SALE

* January, 2022

* THIS AGREEMENT OF PURCHASE AND SALE (this "Agreement") made this 7th day of December, 2021 (the "Effective Date") between MAPLE NORTH REAL ESTATE LLC, MAPLE 18 REAL ESTATE LLC AND POST MAPLE REAL ESTATE LLC, each a Connecticut limited liability company (individually or collectively, as the context may require, "Seller"), and SIR-DEVELOPMENT, LLC, a Connecticut limited liability company ("Buyer").

IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, Seller and Buyer agree as follows:

1. **Purchase and Sale.** Seller hereby agrees to sell and convey the respective parcel of real property owned by it and described in Schedules A-1 through A-3 attached hereto and made a part hereof and known, respectively [REDACTED], 18 Maple Avenue North [REDACTED] Westport, Connecticut (individually, a "Parcel") and collectively, the "Premises"), subject to the encumbrances and exceptions to title permitted under paragraphs 4 and 5 of this Agreement.

2. **Purchase Price and Deposit.** (a) The purchase price for the Premises is [REDACTED], which Buyer shall pay as follows: (i) [REDACTED] within one (1) business day after the full execution and delivery of this Agreement ("First Deposit"), (ii) if Buyer has not previously terminated this Agreement during the Inspection Period (as hereinafter defined), [REDACTED] within one (1) business day following the Inspection Period Expiration Date (as hereinafter defined) ("Second Deposit"), and (iii) [REDACTED] on the Closing Date (as hereinafter defined), subject to a closing adjustment for the apportionment of real estate taxes. The First Deposit and the Second Deposit are collectively referred to in this Agreement as the "Deposit". Payments of the Deposit and the balance of the purchase price shall be made by wire transfer of immediately available funds. If Seller fails to pay the Second Deposit within one (1) business day after the Inspection Period Expiration Date, Seller may declare a default under this Agreement by Buyer pursuant to paragraph 16 hereof. The Deposit shall be paid to Seller's counsel, Berkowitz, Trager & Trager, LLC ("Escrow Agent"), and shall be held by Escrow Agent pursuant to the provisions of Exhibit I attached to this Agreement and incorporated herein. Seller may direct the allocation of the Purchase Price among each Seller.

3. **Deed.** Seller, on receiving such payments, shall at the time and in the manner provided herein, execute, acknowledge and deliver to Buyer a Connecticut Limited Warranty Deed ("Deed"), in proper form to convey to Buyer or its permitted assigns the fee simple of the Premises, free of all encumbrances except as provided in this Agreement. Each Seller shall pay the real estate conveyance taxes imposed on the respective Seller's Deed due in connection with this transaction.

4. **Title Exceptions.** The Premises shall be conveyed subject to the title exceptions permitted under paragraph 5 hereof and the following:

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the date first above written.

BUYER:

SIR-Development, LLC
a Connecticut limited liability company

By: 

Name: Robert M. Haroun
Its: Member

[SELLER SIGNATURE PAGE FOLLOWS]

SELLER:

MAPLE NORTH REAL ESTATE LLC,
a Connecticut limited liability company,
as to the Parcel described in Schedule A-1
hereto

By: J.C. Nelson
Name: JOHN A. NELSON
Its: PRESIDENT

MAPLE 18 REAL ESTATE LLC,
a Connecticut limited liability company,
as to the Parcel described in Schedule A-2
hereto

By: J.C. Nelson
Name: JOHN A. NELSON
Its: PRESIDENT

POST MAPLE REAL ESTATE LLC,
a Connecticut limited liability company,
as to the Parcel described in Schedule A-3,
hereto

By: J.C. Nelson
Name: JOHN A. NELSON
Its: PRESIDENT

ADDENDUM ANNEXED TO AND MADE PART OF A CONTRACT
OF SALE ("CONTRACT") BETWEEN
MAPLE NORTH REAL ESTATE LLC, MAPLE 18 REAL ESTATE LLC AND POST
MAPLE REAL ESTATE LLC
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 Contract 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 Contract including all Attachments to be untrue, Buyer may close title notwithstanding or elect to terminate the Contract and receive a refund of its deposit. 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 reasonable prior notice, for purposes relating to obtaining any demolition and building permits Buyer shall require from the Town of Westport. Further, the BUYER shall have the right to make any applications he deems appropriate to adjust the lot lines on the Premises, with the express condition that no maps shall be recorded on the Westport Land Records until after the closing has occurred. The Buyer shall have the right to post any signs and/or required notices on the property. Further, this paragraph shall be sufficient to act as an appointment of Robert Haroun, Julie Haroun or William Achilles as attorney-in-fact for the Seller for the sole purpose of executing any and all applications Buyer deems appropriate for the property with the Town of Westport for the purpose of demolition and of constructing single family homes on the Premise or adjusting the lot lines within the Premises. Buyer agrees to defend, indemnify and hold harmless Seller from all injuries or damage caused by the entry onto the Premises by Buyer or its agents, employees or contractors including, but not limited to, Seller's reasonable attorneys' fees and disbursements. At Seller's request, Buyer shall provide evidence of commercial general liability insurance naming Seller as an additional insured.
2. Title to each Parcel will be taken in the name of a limited liability company to be established by the BUYER prior to closing.
3. The SELLER represents that there are no disputes between SELLER and a neighboring property owner over any matter relative to the Premises. SELLER agrees to notify BUYER in the event that any such dispute should arise.
4. Notwithstanding anything to the contrary contained herein, there will be no adjustment for any fuel oil or propane remaining on the premises.
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.

Order Confirmation

Ad Order Number
0002680649

Sales Rep.
eswanson

Order Taker
eswanson

Ordered By
stephanie

Order Source
Phone

Customer Account
179980

Customer Information
SIR DEVELOPMENT
943 Post Road East
WESTPORT CT 06880
USA

Phone: 2032276616
Fax:
Email: stephanie@sirdev.com

Ad Cost
\$31.00

Payment Amt
\$0.00

Amount Due
\$31.00

Blind Box

Materials

Order Notes

Ad Number
0002680649-01

External Ad #
0002674358

Ad Type
BR Legal Liner

Ad Size
2 X 12 II

Pick Up Number
0002674358

PO Number

Color Requests

Product and Zone
Westport News

Inserts
1

Placement
BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
1/14/2022

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 18 Maple Ave North, Westport, CT has been filed in the Office of the Town Building Official on January 11, 2022.

Name and address of the contract vendee: SIR Development, LLC, 943 Post Road East, Westport, CT
 Age of the building or structure: 62 years
 Square footage of the building or structure: 2,120 square feet

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

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 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2021.

Name and address of the contract vendor SIR Development, LLC 943 Post Road East Westport, CT
Age of the building or structure 62 years
Square footage of the building or structure 2,120 square feet

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



Certificate of Mailing — Firm

Name and Address of Sender

SIR DEVELOPMENT
943 Post Road East
Westport, CT 06880

TOTAL NO.
of Pieces Listed by Sender

(6)

TOTAL NO.
of Pieces Received at Post Office™

(6)

Affix Stamp Here
Postmark with Date of Receipt

U.S. POSTAGE PAID
WESTPORT, CT
06880
JAN 18, 22
AMOUNT
\$2.82
R2303S104213-17



0000

USPS

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Parcel Airlift

Special Handling

Fee

Postage

1. Mir Faisal & Lnu Syeda
15 Maple Ave North
Westport, CT 06880

2. Ms. Cheryl Watson
17 Maple Ave North
Westport, CT 06880

3. Maple Ave Apartments LLC
15 Daniel Court
Westport, CT 06880

4. Mr. Stephen Cavazuti
21 Maple Ave North
Westport, CT 06880

5. Mr. James Beck
72 Old Rd
Westport, CT 06880

6. Mr. Narcisco Callirgos
22 Maple Ave North
Westport, CT 06880

Postmaster, per (name of receiving employee)

[Handwritten signature]



Certificate of Mailing — Firm

Name and Address of Sender
UNITED STATES POSTAL SERVICE®
SIR DEVELOPMENT
 943 Post Road East
 Westport, CT 06880

TOTAL NO. of Pieces Listed by Sender: (5)

TOTAL NO. of Pieces Received at Post Office™: (5)

Postmaster, per (name of receiving employee): [Signature]

Affix Stamp Here
 Postmark with Date of Receipt

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 JAN 18, 22
 AMOUNT
\$2.35
 R2303S104213-17

0000

0000

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage U.S. P.S.	Fee	Special Handling	Parcel Airlift
1.	Mr. and Mrs. Novello 79 Old Rd Westport, CT 06880				
2.	Mr. and Mrs. Chlupsa 81 Old Rd Westport, CT 06880				
3.	86 Old Road LLC 22 Dunwoodie Pl Greenwich, CT 06830				
4.	Mr. and Mrs. Rotem 1 Shadowlawn Dr Westport, CT 06880				
5.	Mr. Mohamed Hamicoui 3 Shadowlawn Dr Westport, CT 06880				
6.					



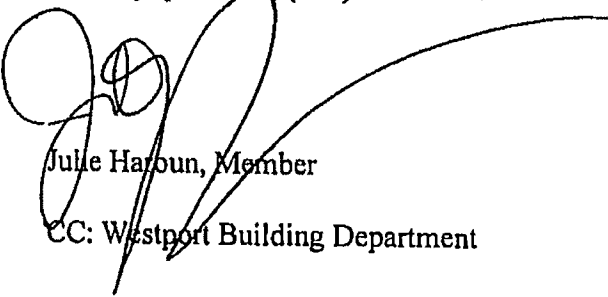
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mir Faisal & Lnu Syeda
15 Maple Ave North
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mir Faisal & Lnu Syeda,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

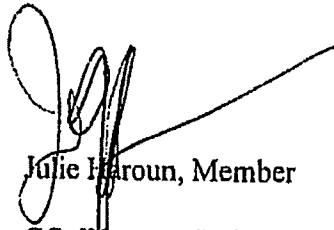
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Ms. Cheryl Watson
17 Maple Ave North
Westport, CT 06880

Re: 18 Maple Ave North

Dear Ms. Watson,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

Maple Ave Apartments LLC
15 Daniel Court
Westport, CT 06880

Re: 18 Maple Ave North

To Whom It May Concern:

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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, sweeping underline that extends to the right.

Julie Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

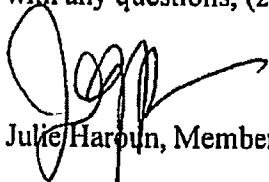
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Stephen Cavazuti
21 Maple Ave North
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. Cavazuti,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

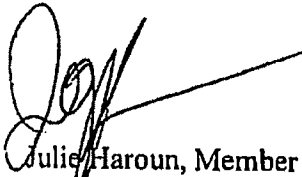
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. James Beck
72 Old Rd
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. Beck,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

Mr. Narcisco Callirgos
22 Maple Ave North
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. Callirgos,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

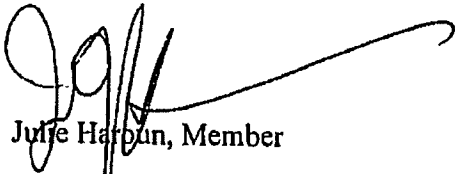
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Novello
79 Old Rd
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. and Mrs. Novello,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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 Harbun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

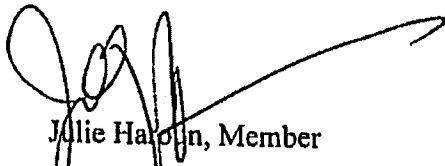
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Chlupsa
81 Old Rd
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. and Mrs. Chlupsa,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

86 Old Road LLC
22 Dunwoodie Pl
Greenwich, CT 06830

Re: 18 Maple Ave North

To Whom It May Concern:

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

Mr. and Mrs. Rotem
1 Shadowlawn Dr
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. and Mrs. Rotem,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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 to the right from the end of the signature.

Julie Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

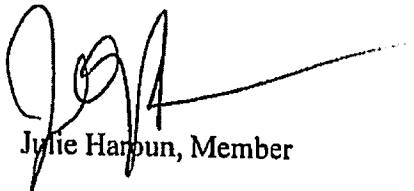
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Mohamed Hamioui
3 Shadowlawn Dr
Westport, CT 06880

Re: 18 Maple Ave North

Dear Mr. Mohamed Hamioui,

This letter is to inform you that an application for a permit to demolish the structure known as 18 Maple Ave North has been filed in the Office of the Town Building Official on January 11, 2022. The contract vendee of the property is SIR Development, LLC, 943 Post Road East, Westport, CT. The structure is 62 years old and 2,120 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

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: 18 Maple Ave North

Mir Faisal & Lnu Syeda
15 Maple Ave North
Westport, CT 06880

Mr. and Mrs. Novello
79 Old Rd
Westport, CT 06880

Ms. Cheryl Watson
17 Maple Ave North
Westport, CT 06880

Mr. and Mrs. Chlupsa
81 Old Rd
Westport, CT 06880

Maple Ave Apartments LLC
15 Daniel Court
Westport, CT 06880

86 Old Road LLC
22 Dunwoodie Pl
Greenwich, CT 06830

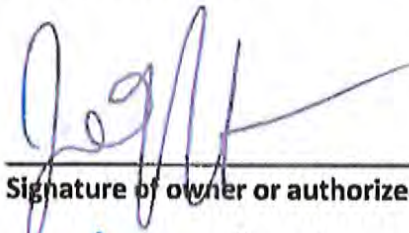
Mr. Stephen Cavazuti
21 Maple Ave North
Westport, CT 06880

Mr. and Mrs. Rotem
1 Shadowlawn Dr
Westport, CT 06880

Mr. James Beck
72 Old Rd
Westport, CT 06880

Mr. Mohamed Hamioui
3 Shadowlawn Dr
Westport, CT 06880

Mr. Narcisco Callirgos
22 Maple Ave North
Westport, CT 06880



Signature of owner or authorized agent



Date



Print Name



14 & 18 Maple North Abutters

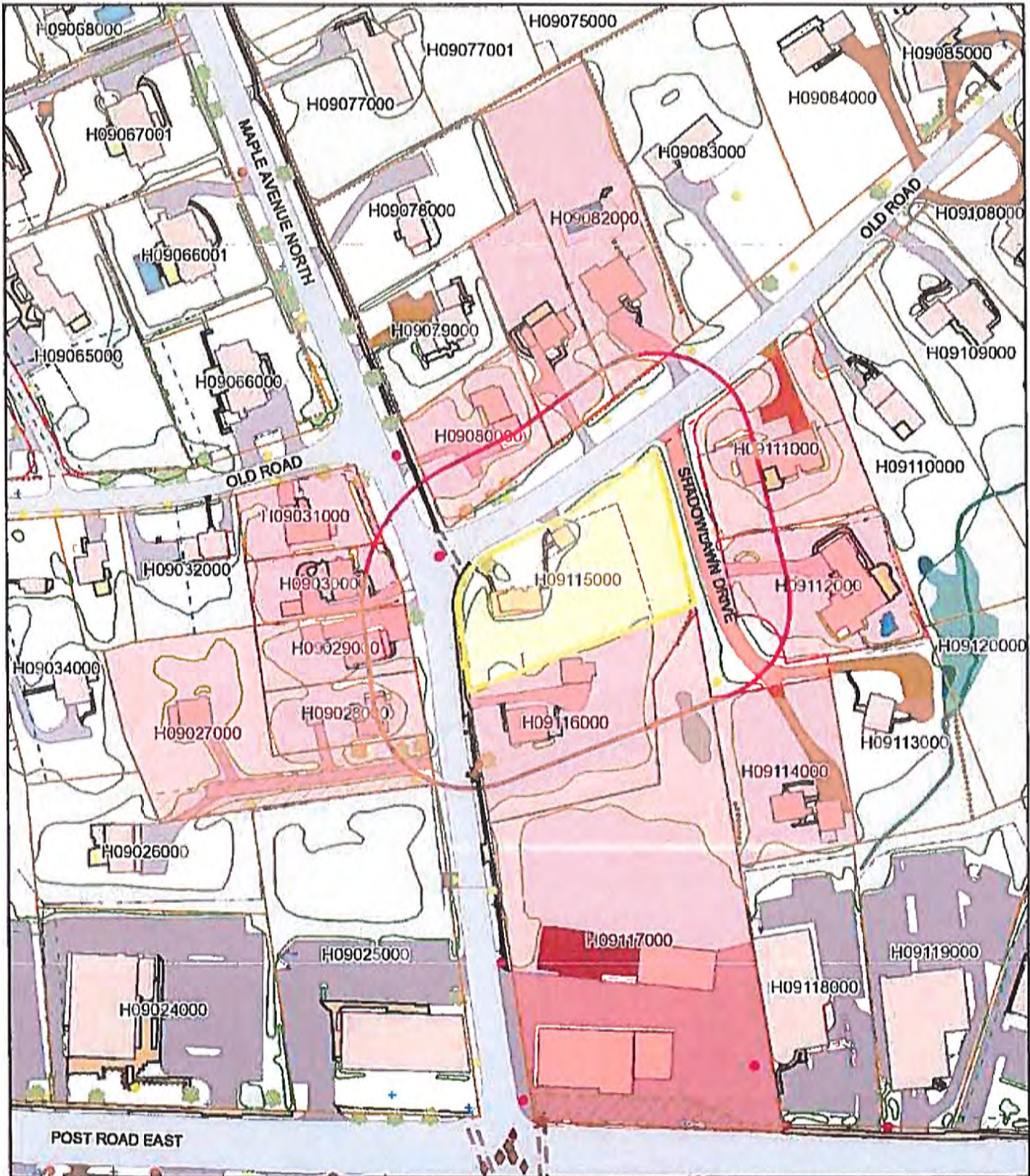
Westport, CT



January 10, 2022

1 inch = 141 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.



100 foot Abutters List Report

Westport, CT
January 10, 2022

Subject Property:

Parcel Number: H09115000
CAMA Number: H09115000
Property Address: 18 MAPLE AVE N

Mailing Address: MAPLE 18 REAL ESTATE LLC
276 POST RD WEST SUITE 201
WESTPORT, CT 6880

Abutters:

Parcel Number: H09027000
CAMA Number: H09027000
Property Address: 15 MAPLE AVE N

Mailing Address: 15 MAPLE AVE N LLC
50 CHARLES STREET
WESTPORT, CT 6880

Parcel Number: H09028000
CAMA Number: H09028000
Property Address: 17 MAPLE AVE N

Mailing Address: WATSON CHERYL S.
17 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09029000
CAMA Number: H09029000
Property Address: 19 MAPLE AVE N

Mailing Address: MAPLE AVENUE APARTMENTS LLC
15 DANIEL COURT
WESTPORT, CT 6880

Parcel Number: H09030000
CAMA Number: H09030000
Property Address: 21 MAPLE AVE N

Mailing Address: CAVAZUTI STEPHEN M
21 MAPLE AVE N
WESTPORT, CT 6880

Parcel Number: H09031000
CAMA Number: H09031000
Property Address: 72 OLD RD

Mailing Address: BECK JAMES
72 OLD RD
WESTPORT, CT 6880

Parcel Number: H09080000
CAMA Number: H09080000
Property Address: 22 MAPLE AVE N

Mailing Address: CALLIRGOS NARCISCO
22 MAPLE AVE N
WESTPORT, CT 6880

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

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

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

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

Parcel Number: H09111000
CAMA Number: H09111000
Property Address: 86 OLD RD

Mailing Address: 86 OLD ROAD LLC
22 DUNWOODIE PL
GREENWICH, CT 6830

Parcel Number: H09112000
CAMA Number: H09112000
Property Address: 1 SHADOWLAWN DR

Mailing Address: ROTEM ERAN & MAYA
1 SHADOWLAWN DR
WESTPORT, CT 6880



www.cai-tech.com

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



100 foot Abutters List Report

Westport, CT
January 10, 2022

Parcel Number: H09114000
CAMA Number: H09114000
Property Address: 3 SHADOWLAWN DR

Mailing Address: HAMIQUI MOHAMED
3 SHADOWLAWN DR
WESTPORT, CT 6880

Parcel Number: H09116000
CAMA Number: H09116000
Property Address: 14 MAPLE AVE N

Mailing Address: MAPLE NORTH REAL ESTATE LLC
276 POST ROAD WEST SUITE 201
WESTPORT, CT 6880

Parcel Number: H09117000
CAMA Number: H09117000
Property Address: 1529 POST RD E

Mailing Address: POST MAPLE REAL ESTATE LLC
276 POST RD W
WESTPORT, CT 6880



www.cai-tech.com

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

1/10/2022

Page 2 of 2



RECEIVED

TOWN OF WESTPORT

RECEIVED

JAN 19 2022

DEC 07 2021

Jan 14, 2022

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

WESTPORT BUILDING DEPARTMENT

1. 6 James Lane
ADDRESS OF WORK (Please Print)

1960
DATE BUILT (From Assessor's Card)

2. Judith Spangler
NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE

3. Westport, CT 06880
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

rob@sirdev.com
EMAIL

4. SIR-6 James, 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.

5. Demo of 1,936 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 _____

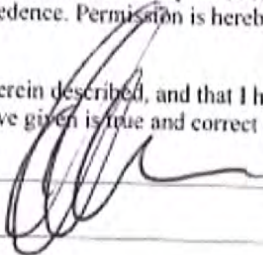
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechnologies.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: 12/7/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Property Location 6 JAMES LN
 Vision ID 8066

Account # 12218

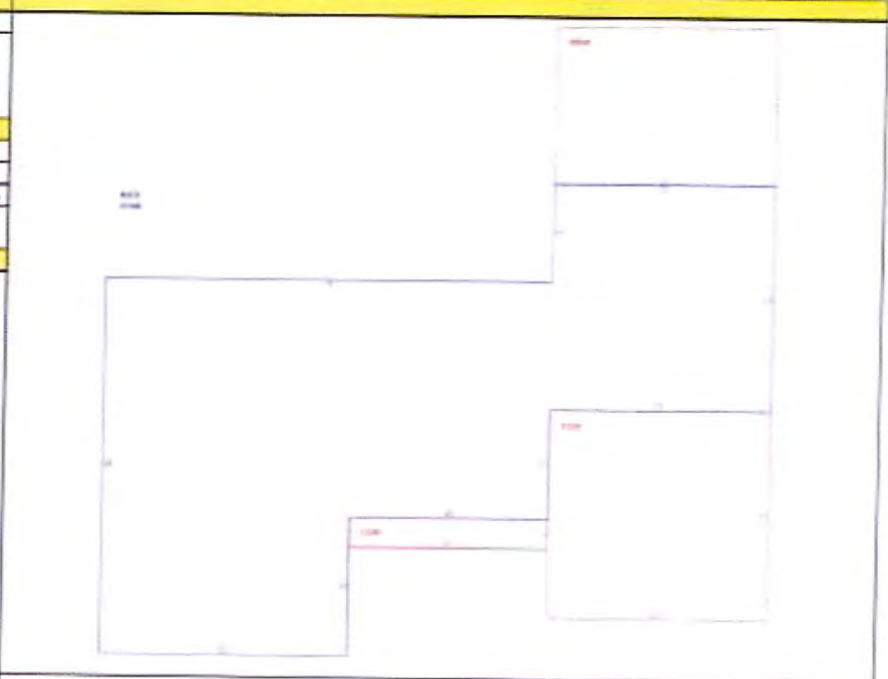
Map ID F14 / 071,000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/2/2021 4:12:42 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height		
Grade:	10	B-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		246,535
Interior Flr 1	14	Carpet	Year Built		1960
Interior Flr 2	06	Linoleum	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:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixrs	0		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		60
Kitchens	1		Crs Sect Rcnid		147,900
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (Sq 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					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bld	Cond. C	% Gd	Grade	Grade A	Appr. V
SHD1	Shed	FR	Frame	L	80	11.00	2000	5	60	3	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,936	1,936		87.64	169,667
BSM	Basement Area	0	1,936		17.52	33,916
FGR	Garage	0	462		35.09	16,213
FOP	Porch, Open	0	60		17.53	1,052
WDK	Deck, Wood	0	352		8.71	3,067
Ttl Gross Liv / Lease Area		1,936	4,746			223,915



Property Location 6 JAMES LN
 Vision ID 8086

Account # 12218

Map ID F14/071000/

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/2/2021 4:12:43 PM

CURRENT OWNER		TOPO	UTILITIES	STRTY/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
SPANGLER ROBERT & JUDITH E			6 Septic	1 Public		Description	Code	Appraised	Assessed	
6 JAMES LN			2 Public Water			RES LAND	1-1	582,200	407,500	
WESTPORT CT 06880						DWELLING	1-3	147,900	103,500	
1		SUPPLEMENTAL DATA				RES OUTBL	1-4	500	400	
		Alt Prcl ID	5441126-22		Lift Hse					
		Historic ID			Asking \$					
		Census	503							
		WestportC	F24							
		Survey Ma	3878							
		Survey Ma								
		GIS ID	F14071000		Assoc Prcl#					
						Total		730,600	511,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	OU	VA	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SPANGLER ROBERT & JUDITH E		0276	0399	07-01-1970	U	1	0	29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2020	1-1	407,500	2020	1-1	407,500	2019	1-1	427,400
										1-3	103,500		1-3	103,500		1-3	116,800
										1-4	400		1-4	400		1-4	400
						Total			511,400			Total			511,400	Total	544,600

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

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

NOTES		APPRAISED VALUE SUMMARY	
M03878(22)		Appraised Bldg. Value (Card)	147,900
		Appraised XI (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	500
		Appraised Land Value (Bldg)	582,200
		Special Land Value	0
		Total Appraised Parcel Value	730,600
		Valuation Method	C
		Total Appraised Parcel Value	730,600

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									06-30-2020	SR			19	Field Review
									03-02-2020	VA			60	Mailor Sent
									10-23-2014	VA			10	Measu/LtrSnt - Letter Sent
									09-24-2014	MJF			01	Measured/No Interior Insp
									09-24-2014	MJF			02	Sal or >5PM Atm @ Int In
									08-28-2014	W			66	INSPECTION NOTICE SE
									10-12-2005	BB			07	Measur/Int/Dr. info taken at

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AA		1.320	AC	360,000	0.76565	5	1.00	160	1.600		1.0000	582,200
				Total Card Land Units	1.320	AC	Parcel Total Land Area				1			Total Land Value	582,200

**THE FAIRFIELD COUNTY BAR ASSOCIATION
RESIDENTIAL REAL ESTATE SALES AGREEMENT**
(Revised July 14, 2015)

This Agreement made as of the 6th day of ~~November~~ **December** 2021 between Judith Spangler of Westport, CT (hereinafter referred to as the SELLER, whether one or more), and SIR Development of Westport, CT (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 **6 James Lane, Westport, Connecticut** and specifically described in Schedule A attached hereto (the "Premises") 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 ~~_____~~ **_____** DOLLARS 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

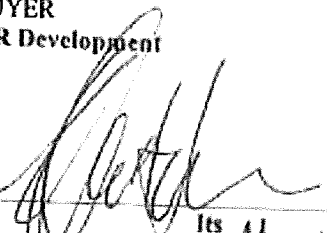
\$ ~~_____~~

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



Judith Spangler, SELLER

BUYER
SIR Development

BY  Its Member
Duly Authorized

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

as

ACCEPTANCE OF ESCROW

DATED: 12.6.2021

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.

THE ESCROW AGENT: **Kenneth M. Gruder, Esq.**

- Attachments: (For Reference Only)
- Legal Description ("Schedule A")
- Consumer Finance Protection Bureau ("CFPB") addendum
- Residential Condition Property Disclosure Report
- Property Listing
- Buyer's Rider to Contract of Sale

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 A PART OF the Fairfield County Bar Association Residential Real Estate Sales Agreement (the "Contract") BETWEEN Judith Spangler as Seller ("Seller") and SIR Development, LLC as Buyer ("Buyer"). Where the terms of this Addendum conflict with the terms of the Agreement or Contract attached hereto, the Addendum controls.

Encroachments. Except as otherwise expressly set forth in this Contract, the Seller represents that the driveway and all appurtenances are located entirely within the boundary lines of said Premises and that there are no encroachments from neighboring properties on to the Premises.

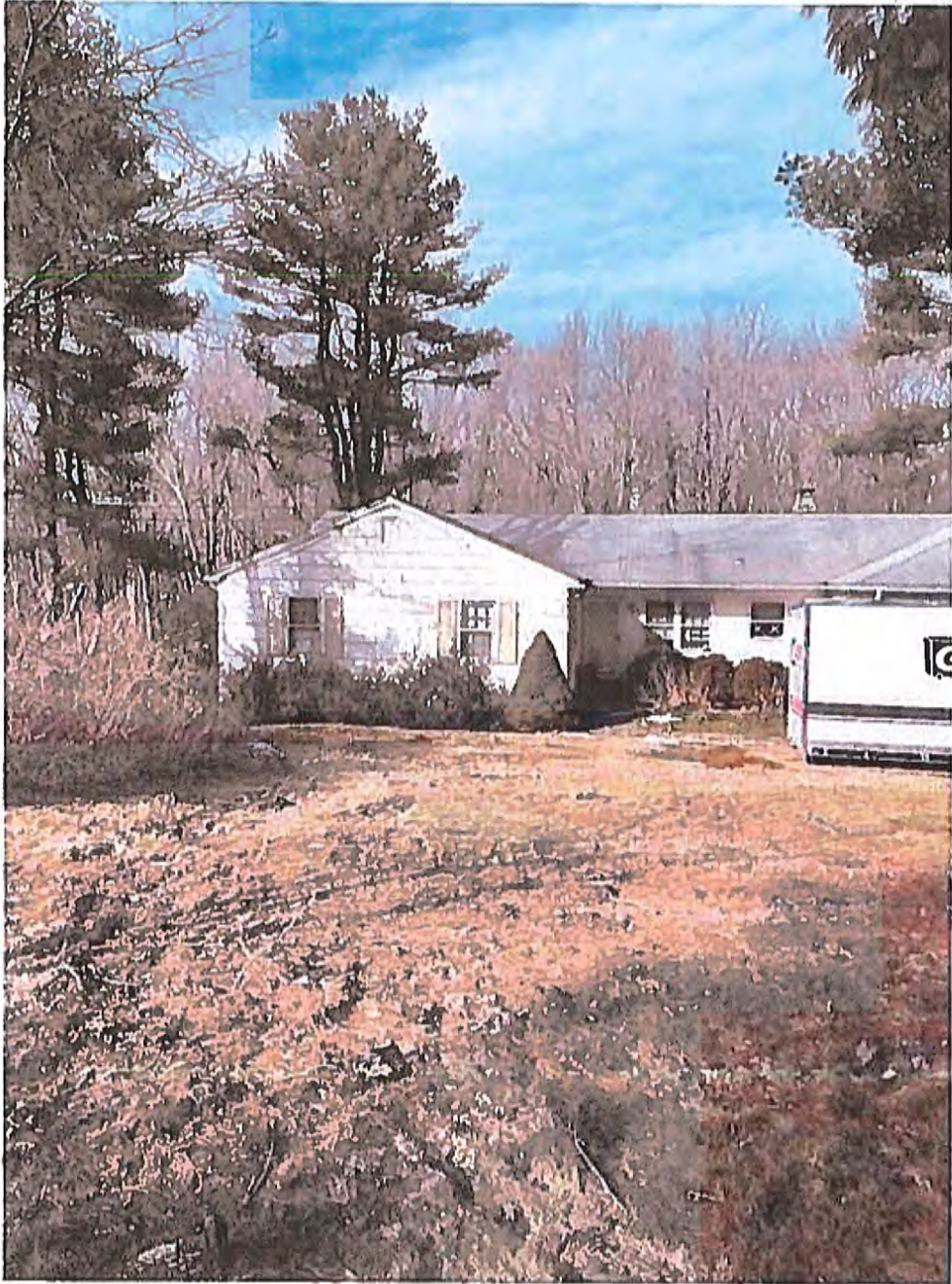
Litigation. The Seller represents that there is no litigation currently pending which may affect the Premises. The Seller further represents that he has not received any notice, either written or oral, of any potential litigation which may affect the Premises and/or Seller's ability to complete the transaction contemplated under the terms of this Agreement. Seller shall notify the Buyer if any such litigation is commenced or any such notice is received after the signing of the contract but before the closing.

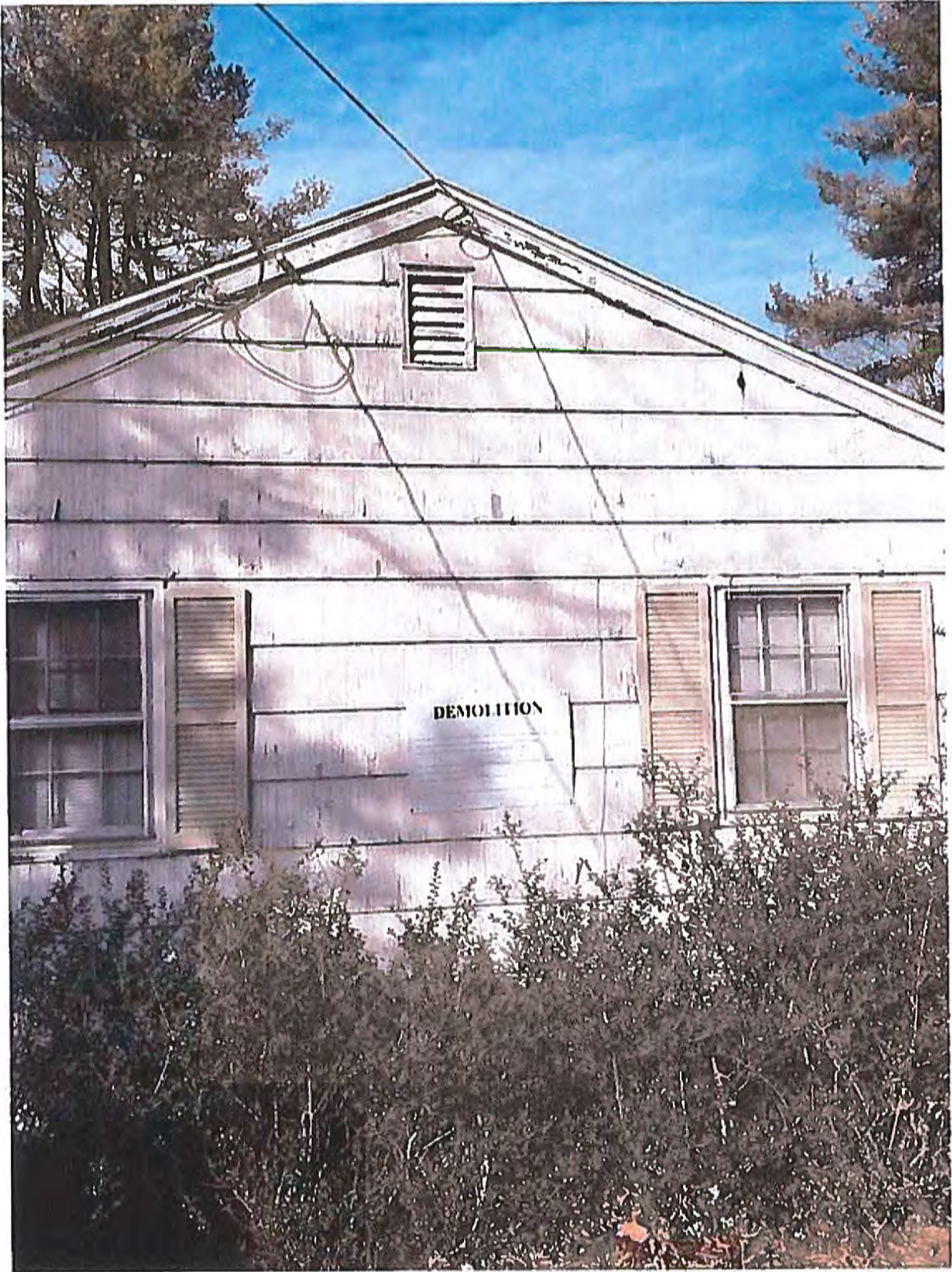
Due Diligence and Access/Permitting. Buyer shall have the right, at Buyer's sole cost and expense, to enter upon the Premises at reasonable times and upon reasonable prior notice for the purposes of surveying and/or performing due diligence. **This paragraph shall be sufficient to act as an appointment 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 for the Premises with the Town of Westport for the purpose of demolition and of construction of a single family home on the Premises. Buyer will provide proof of insurance coverage prior to entering the premises.**

Risk of Loss Election. Notwithstanding the Risk of Loss provision set forth in Section 11 of the Contract, in the event that such loss or damage occurs prior to the delivery of the deed, Seller shall not repair or replace such loss or damage and Buyer shall accept the Deed conveying the Premises in accordance with all the other provisions of the Contract upon payment by Seller of the aforesaid purchase price and Buyer 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.

Underground Storage Tanks. Seller represents during his entire period of ownership there has been no "spill" or "discharge" of any "Hazardous Material" or "Hazardous Substance" on the Premises as same is defined in 41 U.S.C.A. Section 9601(14) (Supp. 1990) (as amended) and re U.S.C.A. Section 9601(22) (as amended) and that Seller has no knowledge indicating that a "spill" or "discharge" of such material or substance occurred prior to Seller's ownership. Seller represents that there is no underground storage tank existing, abandoned or in use on the Premises. Seller has no knowledge of a tank removed or abandoned from the Premises.

Septic/Due Diligence Contingency. This Agreement is contingent upon receipt by Buyers of a final site plan approval, by the Health Department, the Westport Engineering Department and the Westport Conservation Department, for a new house, pool, septic and drainage system, placements as determined in Buyer's sole discretion, with said contingency to expire January 21, 2022.







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 0002681285	Customer Account 179980
Sales Rep. eswanson	Customer Information SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880 USA
Order Taker eswanson	Phone: 2032276616
Ordered By Stephanie	Fax:
Order Source Phone	Email: 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 6 James, Westport, CT has been filed in the Office of the Town Building Official on December 7, 2021.

Name and address of the contract vendee: SIR-16 Daxtor, LLC, 943 Post Road East, Westport, CT
 Age of the building or structure: 61 years
 Square footage of the building or structure: 1,936 square foot

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

Ad Cost \$46.00	Payment Amt \$46.00	Amount Due \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002681285-01	External Ad #	Pick Up Number 0002673804
Ad Type BR Legal Liner	Ad Size 2 X 12 li	PO Number
	Color Requests	







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

Run Dates
1/21/2022







Certificate of Mailing — Firm

Name and Address of Sender  943 Post Road East 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>  0000 			
	Postmaster, per (name of receiving employee) 		U.S. POSTAGE PAID WESTPORT, CT 06880 JAN 18, 22 AMOUNT \$3.76 R2303S104213-17			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airtift
1.	SABERI SHAHRAM 24 VINEYARD LN WESTPORT, CT 06880				
2.	DEVOLL WILLYS D JR 22 VINEYARD LN WESTPORT, CT 06880				
3.	FRANK JENNIFER & BRIAN 8 JAMES LN WESTPORT, CT 06880				
4.	PEIRO GEORGETTE H GELLER- 167 BAYBERRY LN WESTPORT, CT 06880				
5.	SPRINGER SCOTT & LAURA GILMAN 171 BAYBERRY LN WESTPORT, CT 06880				
6.	AMONE RONALD & BARBARA C 165 BAYBERRY LN WESTPORT, CT 06880				



Certificate of Mailing — Firm

Name and Address of Sender  943 Post Road East 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) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	PAULSSON AGNES M 5 JAMES LN WESTPORT, CT 06880				
2.	BLOCH EDWARD 7 JAMES LN WESTPORT, CT 06880				
3.					
4.					
5.					
6.					

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: 6 James Lane

SABERI SHAHRAM
24 VINEYARD LN
WESTPORT, CT 06880

DEVOLL WILLYS D JR
22 VINEYARD LN
WESTPORT, CT 06880

FRANK JENNIFER & BRIAN
8 JAMES LN
WESTPORT, CT 06880

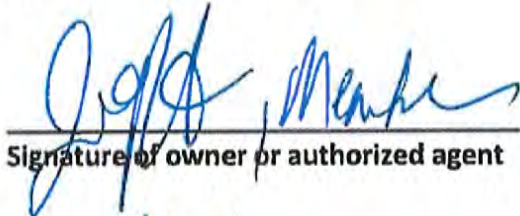
PETRO GEORGETTE H GELLER-
167 BAYBERRY LN
WESTPORT, CT 06880

SPRINGER SCOTT & LAURA GILMAN
171 BAYBERRY LN
WESTPORT, CT 06880

AMONE RONALD J & BARBARA C
165 BAYBERRY LN
WESTPORT, CT 06880

PAULSSON AGNES M
5 JAMES LN
WESTPORT, CT 06880

BLOCH EDWARD
7 JAMES LN
WESTPORT, CT 06880



Signature of owner or authorized agent



Date



Print Name



6 James Abutters

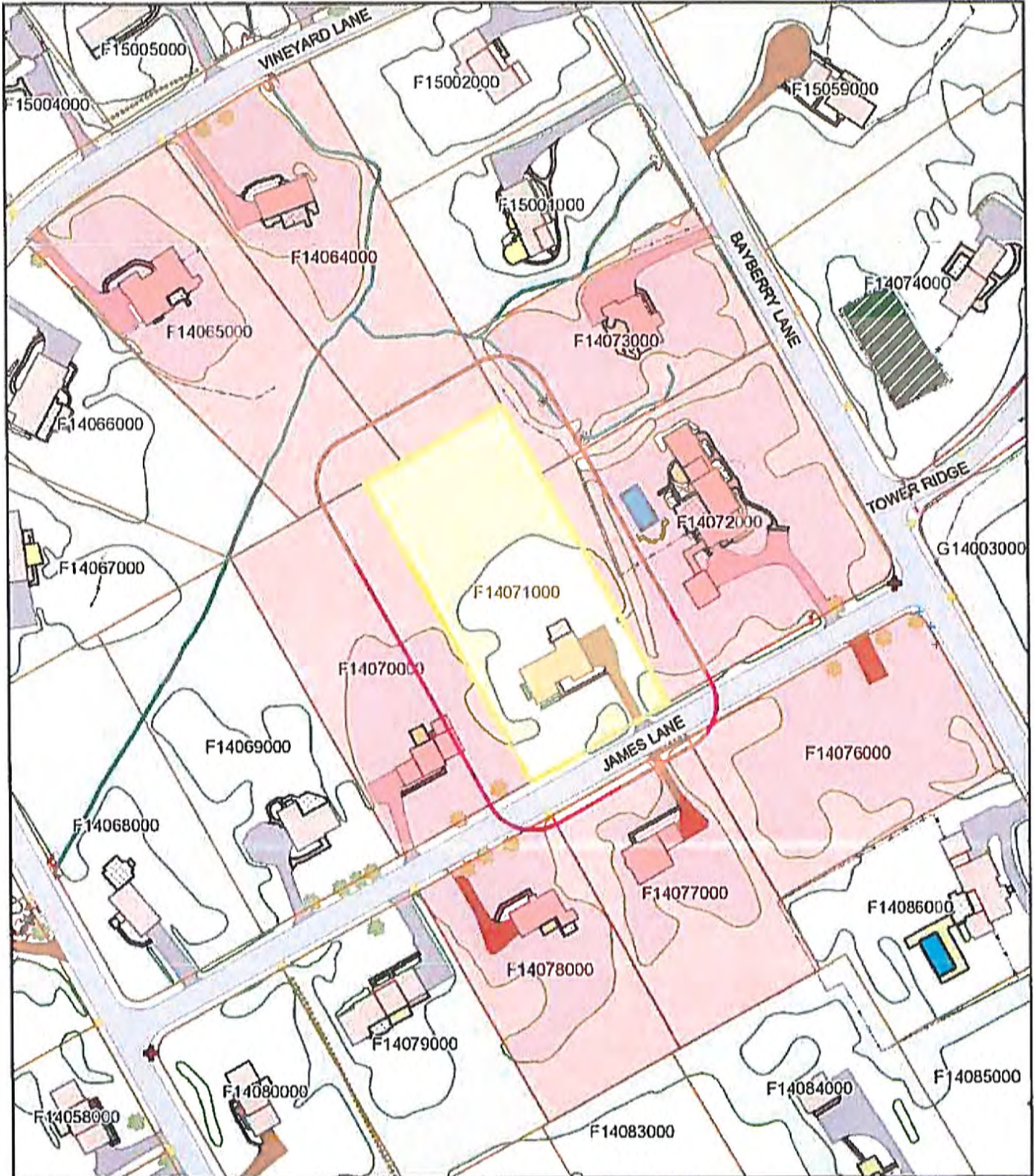
Westport, CT



December 7, 2021

1 inch = 141 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.



50 foot Abutters List Report

Westport, CT
December 07, 2021

Subject Property:

Parcel Number: F14071000
CAMA Number: F14071000
Property Address: 6 JAMES LN

Mailing Address: SPANGLER ROBERT & JUDITH E
6 JAMES LN
WESTPORT, CT 6880

Abutters:

Parcel Number: F14064000
CAMA Number: F14064000
Property Address: 24 VINEYARD LN

Mailing Address: SABERI SHAHRAM
24 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14065000
CAMA Number: F14065000
Property Address: 22 VINEYARD LN

Mailing Address: DEVOLL WILLYS D JR
22 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14070000
CAMA Number: F14070000
Property Address: 8 JAMES LN

Mailing Address: FRANK JENNIFER & BRIAN
8 JAMES LN
WESTPORT, CT 6880

Parcel Number: F14072000
CAMA Number: F14072000
Property Address: 167 BAYBERRY LN

Mailing Address: PETRO GEORGETTE H GELLER-
167 BAYBERRY LN
WESTPORT, CT 6880

Parcel Number: F14073000
CAMA Number: F14073000
Property Address: 171 BAYBERRY LN

Mailing Address: SPRINGER SCOTT & LAURA GILMAN
171 BAYBERRY LN
WESTPORT, CT 6880

Parcel Number: F14076000
CAMA Number: F14076000
Property Address: 165 BAYBERRY LN

Mailing Address: AMONE RONALD J & BARBARA C
165 BAYBERRY LN
WESTPORT, CT 6880

Parcel Number: F14077000
CAMA Number: F14077000
Property Address: 5 JAMES LN

Mailing Address: PAULSSON AGNES M
5 JAMES LN
WESTPORT, CT 6880

Parcel Number: F14078000
CAMA Number: F14078000
Property Address: 7 JAMES LN

Mailing Address: BLOCH EDWARD
7 JAMES LN
WESTPORT, CT 6880



www.cai-tech.com

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SIR 
DEVELOPMENT

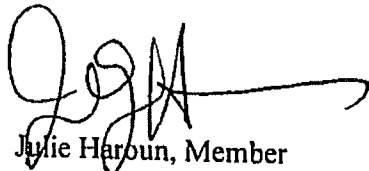
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Shahram Saberi
24 Vineyard Lane
Westport, CT 06880

Re: 6 James Lane

Dear Sharam,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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

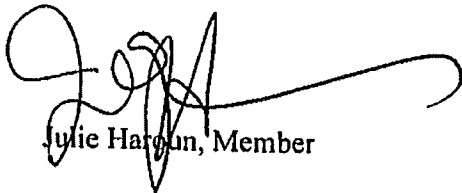
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Willys D. Devoll
22 Vineyard Lane
Westport, CT 06880

Re: 6 James Lane

Dear Mr. Devoll,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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 Hargun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

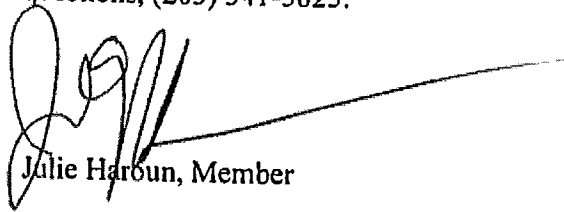
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Frank
8 James Lane
Westport, CT 06880

Re: 6 James Lane

Dear Mr. and Mrs. Frank,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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

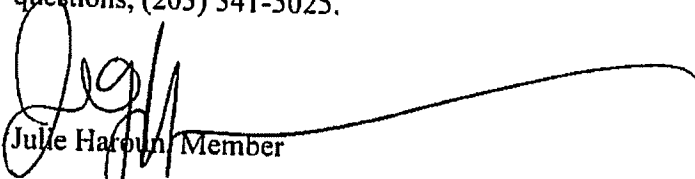
www.sirdev.com

Ms. Georgette H. Geller-Petro
167 Bayberry Lane
Greens Farms, CT 06838

Re: 6 James Lane

Dear Ms. Geller-Petro,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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



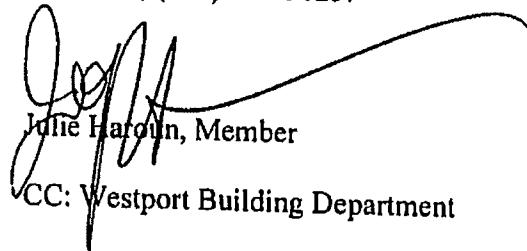
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Ms. Laura Gilman and Mr. Scott Springer
171 Bayberry Lane
Westport, CT 06880

Re: 6 James Lane

Dear Ms. Gilman and Mr. Springer,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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

Mr. and Mrs. Amone
165 Bayberry Lane
Westport, CT 06880

Re: 6 James Lane

Dear Ms. Amone,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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 Harzun", is written over a long, thin horizontal line that extends across the page.

Julie Harzun, Member

CC: Westport Building Department

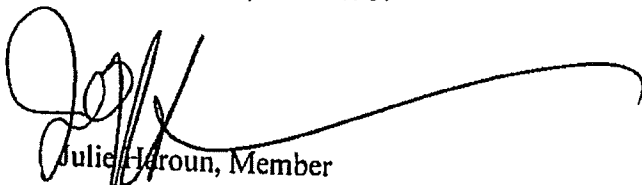
SIR 
DEVELOPMENT
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Ms. Agnes Paulsson
5 James Lane
Westport, CT 06880

Re: 6 James Lane

Dear Ms. Paulsson,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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

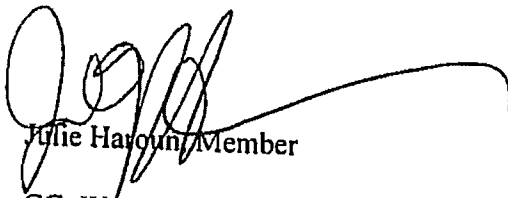
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Edward Bloch
7 James Lane
Westport, CT 06880

Re: 6 James Lane

Dear Mr. Bloch,

This letter is to inform you that an application for a permit to demolish the structure known as 6 James Lane has been filed in the Office of the Town Building Official on December 7, 2021. The contract vendee of the property is SIR-6 James, LLC, 943 Post Road East, Westport, CT. The structure is 61 years old and 1,936 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



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

RECEIVED

1. 17 OLD ORCHARD RD WESTPORT, CT | 1948 **JAN 20 2022**
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. NEIL & JEAN COLEMAN | 203-858-5185
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 118 HARVEST COMMONS WESTPORT CT | JEANCLARECOLEMAN@OPTONLINE.NET
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. DOUGLAS BURGESS 739 B HERITAGE VILLAGE SOUTHPORT, CT 06488 (BUILDER)
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 1 1/2 story Cape, APPROX 1566 SF
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TOM KLASER AA BUILDING & WRECKING | 203-414-6576 | 128-A
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)

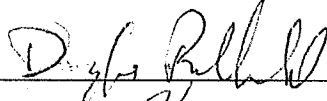
SIGNATURE OF HDC OFFICIAL _____ DATE _____

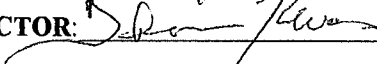
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off 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 - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 1/14/22

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

Letter of Authorization

I/we authorize Doug Buttendorf of Buttendorf Building & Remodeling, LLC to obtain on my behalf any required Demolition, Building or any other related permits for the construction work to be performed at my residence located at 17 Old Orchard Rd. Westport, CT

Thank You,

Neil and/or Jean Coleman
Owners

Neil Coleman
Jean Coleman

Date:

1/12/2022
1/12/2022

BUTTENDORF BUILDING & REMODELING, LLC

739B Heritage Village

Southbury, CT 06488

Email: doug@buttendorf.com

www.buttendorf.com

Office: 203-650-2030

HIC # 0569730

NHC# 0013331

COPY

Jan. 14, 2022

Re: Demolition Notice

Dear Neighbor,

This is a Notice that we have applied for a Demolition Permit for the Coleman residence.

We will be building Mr. & Mrs. Coleman a new home beginning this spring.

Please feel free to contact me with any concerns during our construction.

We intend to keep the road clear from vehicles as much as possible so not to inconvenience any neighbor.

Best,

Doug Buttendorf

203-650-2030

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:

DARRIN MARSHAL 61 OLD RD WESTPORT

CERINNE ARMENTANO 57A OLD RDA Westport

JEFF ZUCKERMAN ^{OLD} 15 ORCHARD RD WESTPORT

BRUCE WOLFE 16 OLD ORCHARD RD Westport

19 OLD ORCHARD LLC 19 OLD ORCHARD RD WESTPORT
CA

ADAM BARK & KIMBELLY GAZES 14 OLD ORCHARD RD WESTPORT

Signature of owner or authorized agent

Date

Doehms Butendorf

1/14/22

Print Name

DOEHMS BUTENDORF

TES Certificate Of Mailing

VICE®

ce that mail has been p
international mail.

2F



1000

U.S. POSTAL SERVICE
FCM LETTER MAIL
SOUTHBRURY, CT 06488
JAN 14, 2022
AMOUNT
\$1
R2304E10

CHARS LLC
ORCHARD RD
CT 06488

SN 7530-02-000-9065

UNITED STATES POSTAL SERVICE®

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

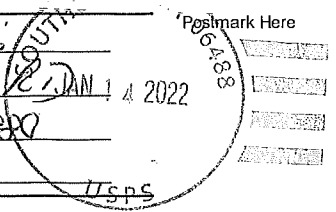
From: BUTENICK



1000

U.S. POSTAL SERVICE
FCM LETTER MAIL
SOUTHBRURY, CT 06488
JAN 14, 2022
AMOUNT
\$1.6
R2304E10

To: DARIN MARSHALL
61 OLD ORCHARD RD
WESTPORT, CT 06880



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

TES VICE®

ce that mail has been p
international mail.

3RF



1000

U.S. POSTAL SERVICE
FCM LETTER MAIL
SOUTHBRURY, CT 06488
JAN 14, 2022
AMOUNT
\$1
R2304E10

WOLFE
ORCHARD RD
CT 06488

SN 7530-02-000-9065

UNITED STATES POSTAL SERVICE®

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

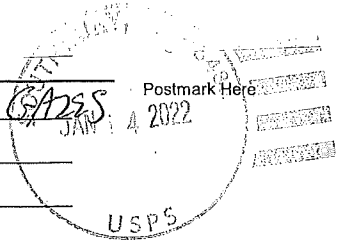
From: BUTENICK



1000

U.S. POSTAL SERVICE
FCM LETTER MAIL
SOUTHBRURY, CT 06488
JAN 14, 2022
AMOUNT
\$1.
R2304E10

To: ADAM BARD & KIMBERLY
14 OLD ORCHARD RD
WESTPORT, CT 06880



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

TES VICE®

ce that mail has been p
international mail.



1000

U.S. POSTAL SERVICE
FCM LETTER MAIL
SOUTHBRURY, CT 06488
JAN 14, 2022
AMOUNT
\$
R2304E10

ARMSWANK
RD A
CT 06488

SN 7530-02-000-9065

UNITED STATES POSTAL SERVICE®

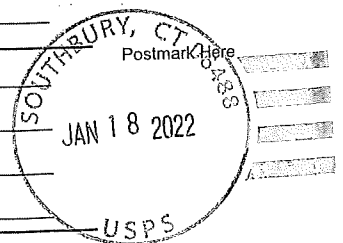
Certificate Of Mailing

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

From: BUTENICK

To pay fee, affix stamps or meter postage here.

To: JEFF ZUCKERMAN
15 OLD ORCHARD RD
WESTPORT, CT 06880



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



DEMOLITION

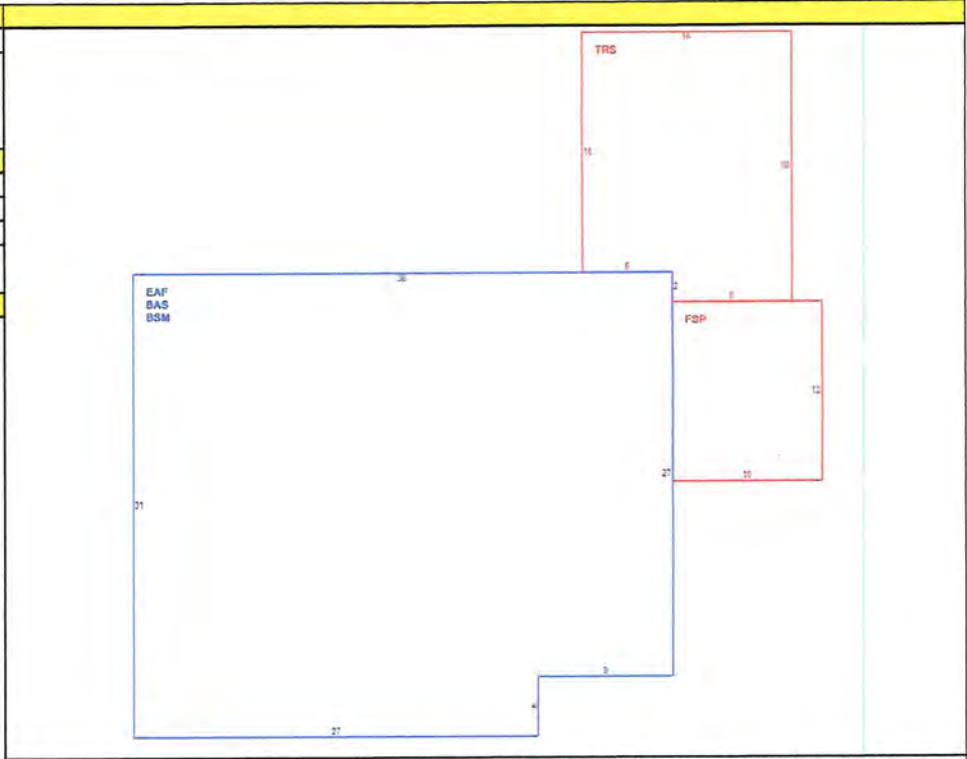
Notice of Intent to Demolish

In accordance with Section 11-202 of the City of Chicago Ordinance, Title 11-00, Chapter 11-01, the following demolition permit application for the demolition of the structure at 1234 N. Dearborn St., Chicago, Ill. has been filed and the City of Chicago has been notified of the intent to demolish the structure.

Name and address of the owner: 1234 N. Dearborn St., Chicago, Ill. 60610
Age of the building or structure: 1920
Square foot area of the building or structure: 1,000

The application is currently pending and will be made available to the public upon request to the Office of the Town Building Official.

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:	09	C+	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		280,752
Interior Flr 2			Year Built		1948
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		G
AC Type:	01	None	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		2005
Total Bthrms:	2	2 Full Baths	Depreciation %		24
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		
Total Rooms:	7	7 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		76
Whirlpool Tubs			Cns Sect Rcnd		213,400
Hot Tubs			Dep % Ovr		
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		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		
Fireplaces	1		Code	Description	Sub
Ceiling Height	8.00		Sub Ty	L/B	Units
			Unit Pric	Yr Blt	Cond. C
			% Gd	Grade	Grade A
			Appr. V		



Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR1	Garage	FR	Frame	L	528	31.37	1974	6	75	3	1.00	11,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080		139.31	150,449
BSM	Basement Area	0	1,080		27.86	30,090
EAF	Attic, Expansion, Finished	486	1,080		62.69	67,702
FSP	Porch, Screen	0	120		34.83	4,179
TRS	Terrace - Stone	0	240		27.86	6,687
Ttl Gross Liv / Lease Area		1,566	3,600			259,107



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
COLEMAN NEIL K & JEAN			6 Septic	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
118 HARVEST CMNS			2 Public Water			RES LAND	1-1	480,000	336,000	
WESTPORT CT 06880						DWELLING	1-3	213,400	149,400	
1						RES OUTBL	1-4	11,500	8,100	
SUPPLEMENTAL DATA										
Alt Prcl ID 5454115B-5		Historic ID			Lift Hse Asking \$					
Census 503		WestportC F12			Survey Ma 2213					
Survey Ma		GIS ID H09071000			Assoc Pid#					
							Total	704,900	493,500	

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	Year	Code	Assessed		
2950 0139	12-04-2008	Q	I	650,000	00	2020	1-1	336,000	2020	1-1	336,000	2019	1-1	331,200		
1774 0037	05-25-2000	U	I	200,000	1		1-3	149,400		1-3	149,400		1-3	158,800		
0645 0073	08-16-1983	U	V	0	29		1-4	8,100		1-4	8,100		1-4	8,100		
Total								493,500	Total		493,500	Total		498,100		

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
0003	R	0003			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	213,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,500
Appraised Land Value (Bldg)	480,000
Special Land Value	0
Total Appraised Parcel Value	704,900
Valuation Method	C
Total Appraised Parcel Value	704,900

NOTES
 M/ 2213(5)
 9' R.DROMER
 2005 = REMOD GAR1 AND FSP

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
06-16-2020	SR			19	Field Review
10-31-2015	VA			80	Data Mailer No Change
06-17-2015	VA			10	Measu/LtrSnt - Letter Sent
04-22-2015	MJF			02	Sat or >5PM Attn @ Int In
04-17-2015	MJF			01	Measured/No Interior Insp
04-13-2015	VA			66	INSPECTION NOTICE SE
09-06-2005	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	A		0.500 AC	360,000	1.77777	5	1.00	150	1.500			1.0000	480,000
Total Card Land Units					0.500 AC	Parcel Total Land Area					1	Total Land Value			480,000



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> 0002681864	<u>Customer Account</u> 217628
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> LAA BUILDING WRECKING, LLC 198 Wilson Street FAIRFIELD CT 06825 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Diana	<u>Phone:</u> 2032186326
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> dianat240@aol.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with article II, Section 57-4(a)(b) of ordinances, Town of Westport, notice is hereby that a demolition application for the building or structure at: 17 Old Orchard filed in the office of the Town Building official on 1/19/22.

Name and address of the owner: Neil & Jean Coleman, 118 Mons. Westport, Ct. 06860.
Age of the building or structure: 1948, year built.
Square footage of the building or structure: 3,600.

The application is currently pending and available for public review in the office of the Town building official.
Contractor: AA Building Wrecking, LLC, 50 Carthage Street 06825.

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

Blind Box Materials

Order Notes

<u>Ad Number</u> 0002681864-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002681862
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 13 li	<u>PO Number</u>
	<u>Color Requests</u>	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
1/21/2022

Sent from my iPhone