



WESTPORT™

Historic District Commission

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

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JULY 12, 2022, 7:00 PM DRAFT MINUTES

Members Present:

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

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:00 p.m.** on **Tuesday, July 12, 2022**, for the following purposes:

1. To approve the minutes of the June 14, 2022, special pre-application public meeting.
MOTION (made by Springer): To approve the minutes of the June 14, 2022, special pre-application public meeting.
SECOND: Braun
SEATED: Braun, Harding, Springer, Van Wie, Eidman, Felcher
VOTE: Unanimously approved.
2. To approve the minutes of the June 14, 2022, public meeting.
MOTION (made by Springer): To approve the minutes of the June 14, 2022, special pre-application public meeting.
SECOND: Harding
SEATED: Braun, Harding, Springer, Van Wie, Eidman, Felcher
VOTE: Unanimously approved.
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 6, 2022, for proposed wayfinding and walkway circulation, garden beautification, restoration of the property fence and installation of new privacy and decorative fencing, outdoor benches, and art installation at **25 Avery Place** (PID # C10//130/000) which is a locally designated property.
MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated June 6, 2022, for proposed wayfinding and walkway circulation, garden beautification, restoration of the property fence and installation of new privacy and decorative fencing, outdoor benches, and art installation at 25 Avery Place (PID # C10//130/000) which is a locally designated property.
SECOND: Van Wie
SEATED: Braun, Harding, Springer, Van Vie, Eidman
VOTE: Unanimously approved.

4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 27, 2022, for proposed additions and renovations including roof, siding, windows, doors, trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, and picket fence at **64 Kings Highway North** (PID # C09//055/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated June 27, 2022, for proposed additions and renovations including roof, siding, windows, doors, trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, and picket fence at 64 Kings Highway North (PID # C09//055/000 which is located within the Kings Highway North Local Historic District, Kings Highway North National Historic District with the following conditions: 1. All windows are to be wood. 2. CAD elevation of Kings Highway façade (vs rendering) included in package prevails. Applicant to submit revised plans for the record.

SECOND: Felcher

SEATED: Braun, Harding, Springer, Van Vie, Felcher

VOTE: Unanimously approved.

5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 28, 2022, for proposed restoration, renovation and two-story addition which will include wood siding, trim and windows at **41 Wright Street** (PID # C09//043/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

MOTION (made by Felcher): To approve a *Certificate of Appropriateness* application dated June 28, 2022, for proposed restoration, renovation and two-story addition which will include wood siding, trim and windows at 41 Wright Street (PID # C09//043/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District with the following conditions: spec sheet to be provided for the record which is to consist of materials for wood trim and windows (to match existing) and return with a new CoA for gutters and roofing materials.

SECOND: Felcher

SEATED: Braun, Harding, Van Vie, Eidman, Felcher

RECUSED: Springer

VOTE: Unanimously approved.

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **36 Island Way** and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 36 Island Way.

SECOND: Harding

SEATED: Braun, Harding, Springer, Van Wie, Felcher

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

7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **32 Reichert Circle** and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 32 Reichert Circle.

SECOND: Eidman

SEATED: Braun, Harding, Springer, Van Wie, Eidman

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

8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **61 Clapboard Hill Road** and require the full 180-day delay.

MOTION (made by Springer): To not waive the 180-day delay and not allow issuance of the demolition permit for 61 Clapboard Hill Road.

SECOND: Harding

SEATED: Braun, Harding, Springer, Van Wie, Felcher

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

9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Godfrey Lane** and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 12 Godfrey Lane.

SECOND: Harding

SEATED: Braun, Harding, Springer, Van Wie, Eidman

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

10. To hear the Chairman's update.

11. To adjourn the meeting.

MOTION (made Harris): Meeting adjourned 9:21

Grayson Braun, Vice Chair
Historic District Commission
July 14, 2022



TOWN OF WESTPORT

RECEIVED

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

JUL 07 2022

WESTPORT BUILDING DEPARTMENT

1. 2 OWENOKE Park 1910
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)
2. Bluewater Owenoke 2, LLC (203) 557-4770
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE
3. 31 Imperial Avenue
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) Wade@Bluewaterhome EMAIL Builders.COM
4.
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.
5. 4,352 sq ft of Living Area / 264 sq ft Garage / 605 sq ft of Deck + open Porch
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. AA Building Wrecking, LLC (203) 414-6516 DMCR 000128
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER
demoman198@gmail.com
EMAIL

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: *Bluewater One Lake 2, LLC* DATE: 7/6/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Property Location 2 OWENOKE PK
 Vision ID 5131 Account # 9218

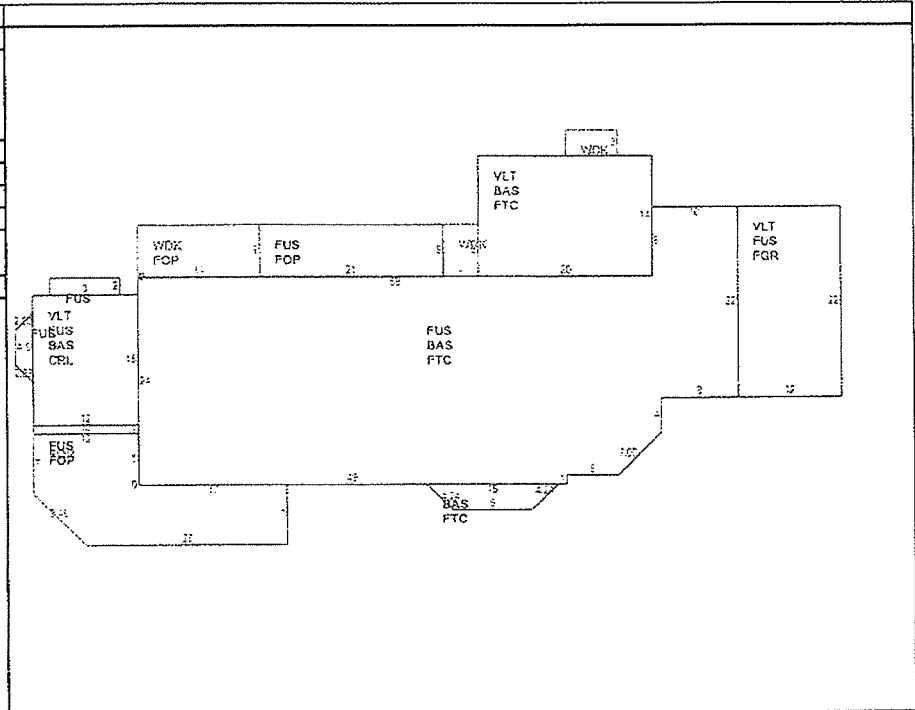
Map ID D03 / 005/000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 201L
 Print Date 6/21/2022 8:41:51 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	15	A+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		1,095,984
Interior Flr 2			Year Built		1910
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		1994
Total Bthrms:	3	3 Full Baths	Depreciation %		46
Total Half Baths	2	2 Half Bths	Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	12	12 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		54
Whirlpool Tubs			Cns Sect Rchld		591,800
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	G		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				



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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,119	2,119		214.24	453,964
CRL	Crawl Space	0	180		0.00	0
FGR	Garage	0	264		86.02	22,709
FOP	Porch, Open	0	479		42.94	20,567
FTC	Flo-Thru Crawl	0	1,939		21.43	41,562
FUS	Upper Story, Finished	2,233	2,233		214.24	478,387
VLT	Vaulted Ceiling	0	724		10.65	7,712
WDK	Deck, Wood	0	126		22.10	2,785
Ttl Gross Liv / Lease Area		4,352	8,064			1,027,686



Property Location 2 OWENOKE PK
 Vision ID 5131

Account # 9218

Map ID D03 / 005/000 /
 Bldg # 1

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

State Use 201L
 Print Date 6/21/2022 8:41:52 AM

CURRENT OWNER		TOPO	UTILITIES	STRY/ROAD	LOCATION	CURRENT ASSESSMENT				
LOCURTO WAYNE W & KATHY B			6 Septic	2 Private	1	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	1,868,200	1,307,700	
2 OWENOKE PK		SUPPLEMENTAL DATA				DWELLING	1-3	591,800	414,300	VISION
WESTPORT CT 06880		Alt Prcl ID 5314062-A		Lift Hse Asking \$		Total				
1		GIS ID D03005000		Assoc Pid#		2,460,000 1,722,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LOCURTO WAYNE W & KATHY B		3285 0158	03-08-2012	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LOCURTO WAYNE W & KATHY B		1633 0333	09-28-1998	Q	I	1,375,000	00	2021	1-1	1,307,700	2020	1-1	1,307,700	2020	1-1	1,307,700
									1-3	414,300		1-3	414,300		1-3	414,300
								Total		1,722,000	Total		1,722,000	Total		1,722,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									APPRAISED VALUE SUMMARY			
Total			0.00					Appraised Bldg. Value (Card) 591,800				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 1,868,200				
								Special Land Value 0				
								Total Appraised Parcel Value 2,460,000				
								Valuation Method C				
								Total Appraised Parcel Value 2,460,000				

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-15-2020	SR			19	Field Review
									11-07-2015	VA			80	Data Mailer No Change
									08-17-2015	VA			10	Measu/LtrSnt - Letter Sent
									08-03-2015	RH			00	Measur+Listed

Permit Id	Comments

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	201L	Single Family OF	A		0.470 AC	836,000.00	1.88673	6	0.90	280	2.800	WET		1.0000	1,868,200
Total Card Land Units					0.470 AC	Parcel Total Land Area					0	Total Land Value			1,868,200



countable Mail

Name and Address of Sender
 Bluewater Owenoke 2, LLC
 31 Imperial Avenue
 Westport, CT 06880

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

A
C
F



0000

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 JUL 07 22
 AMOUNT
\$2.82
 R2303S104213-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	SCOTT + Raquel KOBAL 12 OWENOK PARK WESTPORT, CT 06880													
2.	UNCAS, LLC P.O. BOX 150 WESTPORT, CT 06880													
3.	JOSEPH J + MICHELLE CARDILLO 40 COMPO BEACH RD WESTPORT, CT 06880													
4.	PETER ARMSTRONG + SUSANNE HALL 41 COMPO BEACH RD WESTPORT, CT 06880													
5.	TOWN OF WESTPORT 110 MYRTLE AVE WESTPORT, CT 06880													
6.	GOLDIE O WOOD 5 OWENOK PARK WESTPORT, CT 06880													
7.														
8.														

Handling Charge - If Registered and over \$50, \$40 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



80 foot Abutters List Report

Westport, CT

July 06, 2022

Subject Property:

Parcel Number: D03005000
CAMA Number: D03005000
Property Address: 2 OWENOKE PK

Mailing Address: LOCURTO WAYNE W & KATHY B
2 OWENOKE PK
WESTPORT, CT 06880

Abutters:

Parcel Number: D03003000
CAMA Number: D03003000
Property Address: 12 OWENOKE PK

Mailing Address: KOBAK SCOTT & RAQUEL
12 OWENOKE PK
WESTPORT, CT 06880

Parcel Number: D03004000
CAMA Number: D03004000
Property Address: 2A OWENOKE PK A

Mailing Address: UNCAS LLC
PO BOX 150
WESTPORT, CT 06881

Parcel Number: D03006000
CAMA Number: D03006000
Property Address: 40 COMPO BEACH RD

Mailing Address: CARDELLO JOSEPH J TR & MICHELLE S
TR
40 COMPO BEACH RD
WESTPORT, CT 06880

Parcel Number: D03015000
CAMA Number: D03015000
Property Address: 41 COMPO BEACH RD

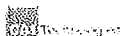
Mailing Address: ARMSTRONG PETER & SUSANNE HALL
41 COMPO BEACH RD
WESTPORT, CT 06880

Parcel Number: D03164000
CAMA Number: D03164000
Property Address: 60 COMPO BEACH RD

Mailing Address: WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 06880

Parcel Number: D03165000
CAMA Number: D03165000
Property Address: 5 OWENOKE PK

Mailing Address: WINN GOLDIE O
5 OWENOKE PK
WESTPORT, CT 06880



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.

<u>Ad Order Number</u> 0002715610	<u>Customer Account</u> 217981
<u>Sales Rep.</u> snorton	<u>Customer Information</u> BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
<u>Order Taker</u> snorton	
<u>Ordered By</u> Wade	<u>Phone:</u> 2035574770
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u> kirsten@bluewaterhomebuilders.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 2 Owencke Park, Westport, CT 06880 has been filed in the Office of the Town Building Official on July 7, 2022.

Name and address of the owner: Bluewater Owencke 2, LLC, 31 Imperial Avenue Westport, CT
Age of the building or structure: 112 years old
Square footage of the building or structure: House -4,352 square feet

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

<u>Ad Cost</u> \$31.00	<u>Payment Amt</u> \$31.00	<u>Amount Due</u> \$0.00
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Blind Box Materials

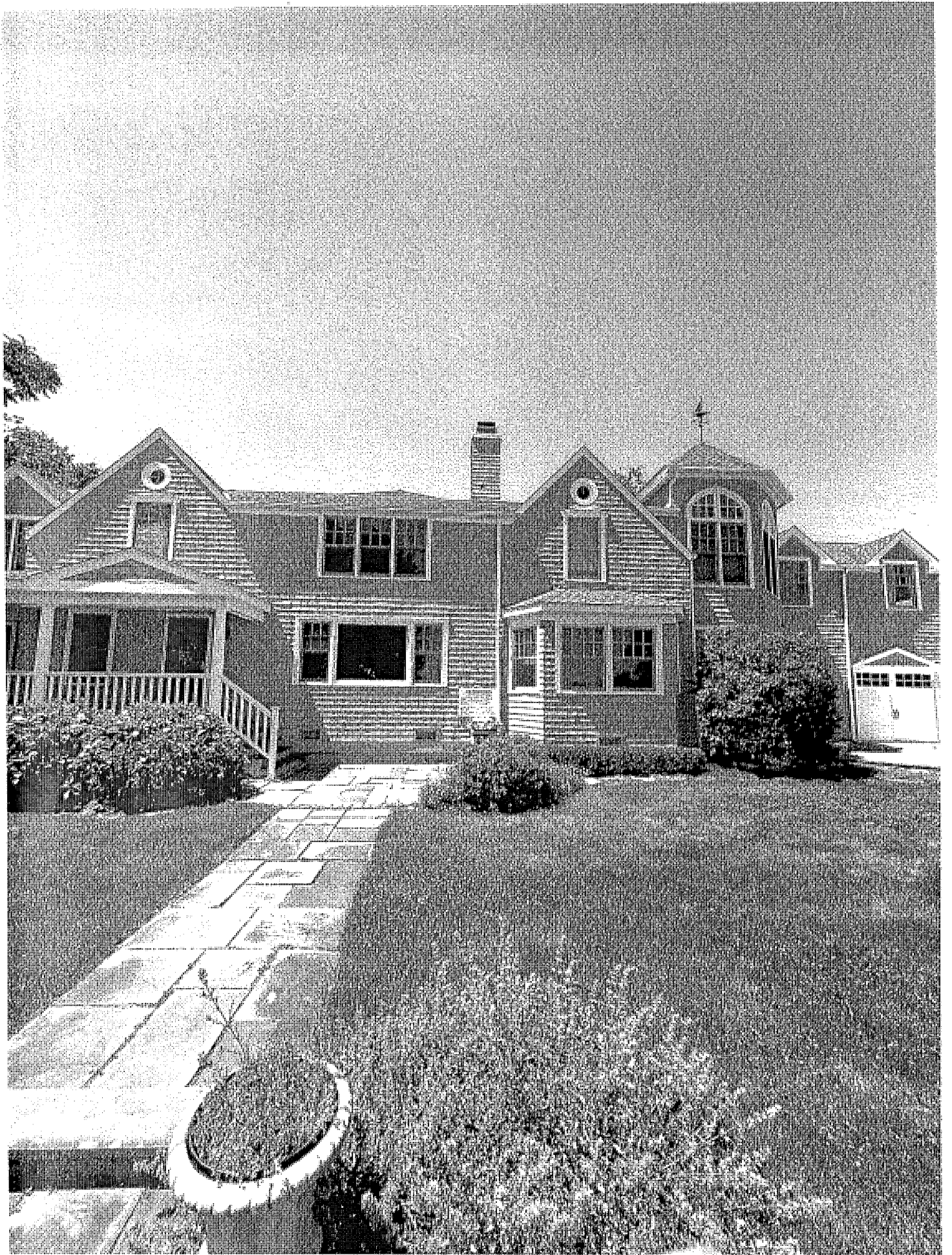
Order Notes

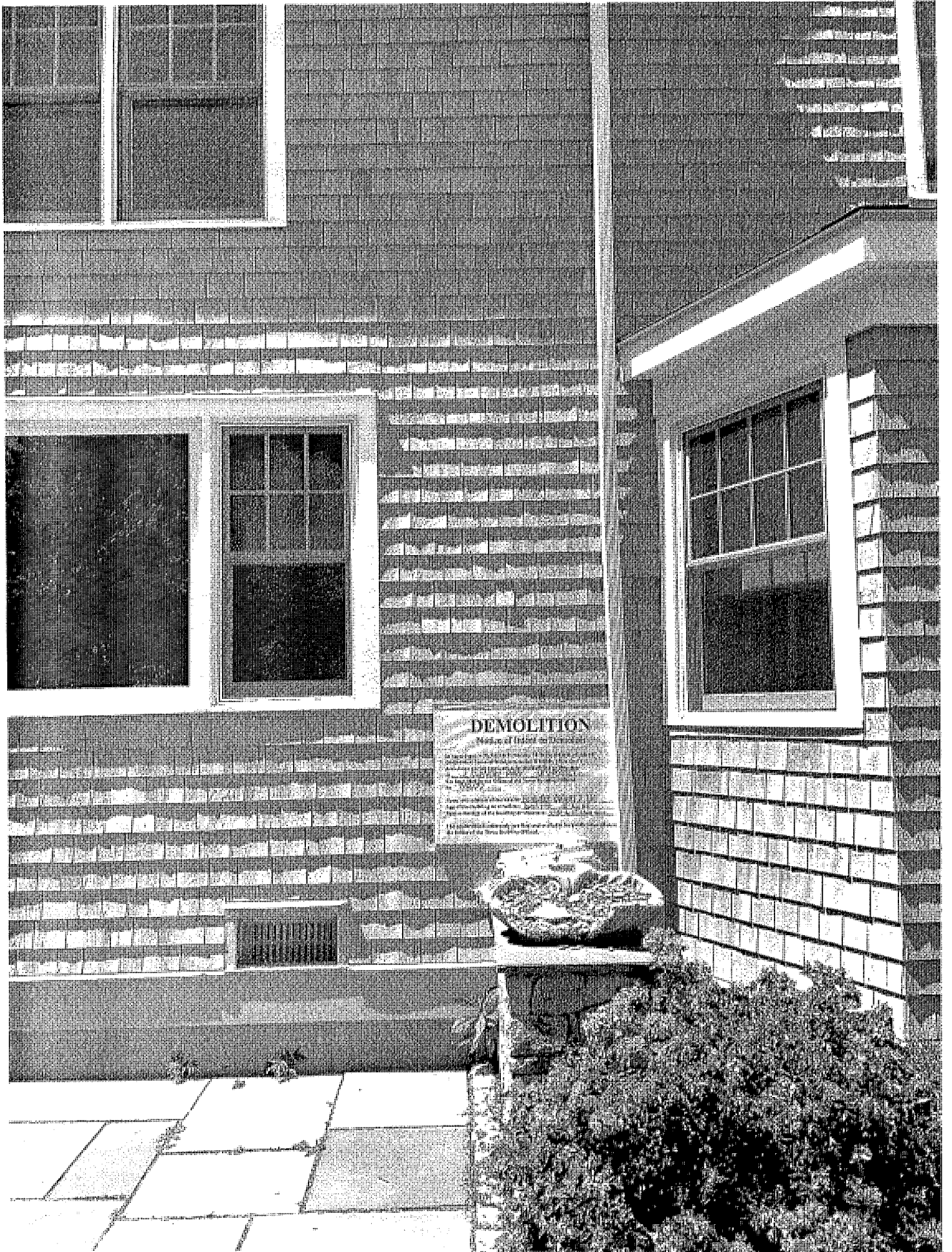
<u>Ad Number</u> 0002715610-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002694509
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 12 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

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

Run Dates
7/15/2022





DEMOLITION

Notice of Intent to Demolish

This notice is given to you because the City of [City Name] is planning to demolish the building located at [Address]. The demolition is scheduled for [Date]. If you have any questions or concerns, please contact the City of [City Name] at [Phone Number].

For more information, please contact the City of [City Name] at [Phone Number].

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 2 Owenoke Park

Name: House

NR District: Compo/ Owenoke Historic District

Local District:

Neg No.: 9:29

HRS ID No.: 0654





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

RECEIVED

JUL 18 2022

1. 32 Highland Road | 1955 WESTPORT BUILDING DEPARTMENT
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Thomas C + Susan P. Saracena | 203-858-0948
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 32 Highland Road | ts399@yahoo.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Anthony Baldino of Anthony M. Baldino Custom Homes LLC
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 1752 SQ Ft Home
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. _____ | _____ | _____
 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.

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FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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: July 4, 2022

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Anthony Baldino
Anthony M Baldino Custom Homes, LLC
595 Walnut Hill Rd
Thomaston, CT 06787

Thomas & Susan Saracena
32 Highland Rd
Westport, CT 06880

June 22, 2022

To whom it may concern,

We authorize Anthony Baldino of Anthony M Baldino Custom Homes, LLC, permission on our behalf, to execute any documents necessary pertaining to a demolition permit for our property located at 32 Highland Rd, Westport, CT.

Sincerely,

Thomas Saracena Susan Saracena

Thomas & Susan Saracena
203-858-0948
ts377@yahoo.com

06/23/2022

06/23/2022

32 HIGHLAND RD

Location 32 HIGHLAND RD

Mblu F16 / 044/000 /

Acct# 4492

Owner SARACENA THOMAS C &
SUSAN P

Assessment \$589,500

Appraisal \$842,000

PID 485

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$192,500	\$649,500	\$842,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$134,800	\$454,700	\$589,500

Owner of Record

Owner SARACENA THOMAS C & SUSAN P
Co-Owner
Address 32 HIGHLAND RD
WESTPORT, CT 06880

Sale Price \$620,000
Certificate 1
Book & Page 2025/0179
Sale Date 07/31/2002
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SARACENA THOMAS C & SUSAN P	\$620,000	1	2025/0179	00	07/31/2002
SPERANZA ROBERT J	\$0	2	2025/0177	29	07/31/2002
COLWYN LIMITED	\$370,000	3	1319/0028		09/01/1988

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 1,752

Building Photo

Replacement Cost: \$250,018

Building Percent Good: 77

Replacement Cost

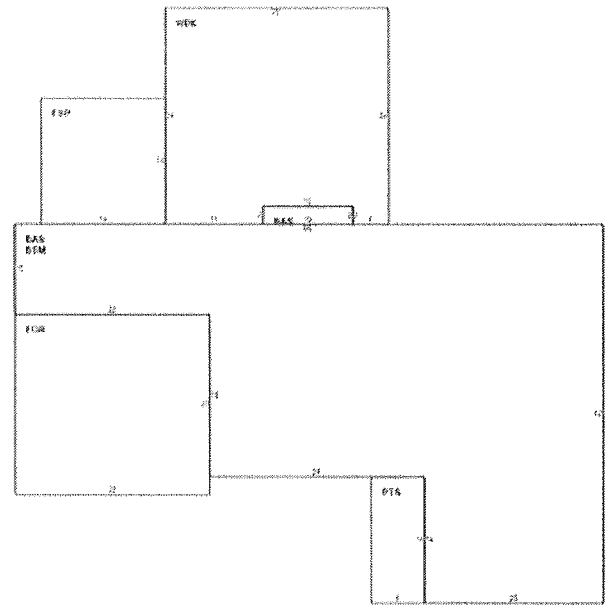
Less Depreciation: \$192,500

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C+
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	600
Fin Bsmt Qual	4
Bsmt. Garages	0
Interior Cond	A
Fireplaces	1
Ceiling Height	8.00
Elevator	
Sprinklers	No



(<https://images.vgsi.com/photos2/WestportCTPhotos/\00\02\02\13.jpg>)

Building Layout



(ParcelSketch.ashx?pid=485&bid=485)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,752	1,752
BSM	Basement Area	1,732	0
FGR	Garage	440	0
FSP	Porch, Screen	196	0
PTS	Patio - Stone	84	0
WDK	Deck, Wood	580	0
		4,784	1,752

Acc Apts	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	101
Description	Single Family Res
Zone	AAA
Neighborhood	180
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.07
Frontage	0
Depth	0
Assessed Value	\$454,700
Appraised Value	\$649,500

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$192,500	\$649,500	\$842,000
2020	\$192,500	\$649,500	\$842,000
2019	\$232,500	\$570,500	\$803,000

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$134,800	\$454,700	\$589,500
2020	\$134,800	\$454,700	\$589,500
2019	\$162,800	\$399,400	\$562,200

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:

Zita F Casay-Trustee - 30 Highland Rd.

Craig K Polite + Cheryl Bradford-Polite - 34 Highland Rd.

Sherif R + Maria Khalifa - 199 Sturges Highway

Michael M. Lynch - 33 Highland Rd.

Michael + Abigail Weissberg - 29 Highland Rd.
Aspetuck Land Trust Inc - Sturges Highway.



Signature of owner or authorized agent

July 4, 2022

Date

Anthony M. Baldino

Print Name



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Aspartack Land Trust INC
AKA Wise open Space
239 Tailsome Hill Rd.
Fairfield, CT 06425

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Zita F. Casey - Trustee
30 Highland Rd.
Westport, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Mr. Michael Lynch
33 Highland Rd.
Westport, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Mr + Mrs Craig Politi
34 Highland Rd.
Westport, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Mr + Mrs Khalifa
179 Sturges Highway
Westport, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



Certificate Mail

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

From:



Anthony M. Baldino
Custom Homes LLC
595 Walnut Hill Rd.
Thomaston, CT 06787

To: Mr + Mrs Wersberg
29 Highland Rd.
Westport, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
FORT LAUDERDALE, FL
33394
JUL 14, 22
AMOUNT
\$1.75
R2305K138071-06



July 04, 2022

Dear Mr. & Mrs. Michael & Abigail Weisberg,

This letter is to notify you of the intent to demolish, at a later date, the house at 32 Highland Road.

Please contact the Westport Building Dept at (203) 341-5025 with any questions you may have.

Sincerely,

Anthony M Baldino
Anthony M Baldino Custom Homes, LLC

Example of
letter sent

Ad Order Number
0002717019

Sales Rep.
snorton

Order Taker
snorton

Ordered By
Kim

Order Source
Phone

Customer Account
354377

Customer Information
ANTHONY M BALDINO CUSTOM HOMES
595 Walnut Hill Rd
THOMASTON CT 06787
USA

Phone: 2032281817

Fax:

Email:

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/s or structure/s at 32 Highland Rd, Westport, CT has been filed in the Office of the Town Building Official on July 19, 2022.

Name and address of the contract vendor: Cedar Homes, LLC
44 September Place
Fairfield, CT 06824

Age of the building/s or structure/s: 67 years

Square footage of the building/s or structure/s: House 1752 square feet

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

Ad Cost	Payment Amt	Amount Due
\$37.20	\$37.20	\$0.00

Blind Box **Materials**

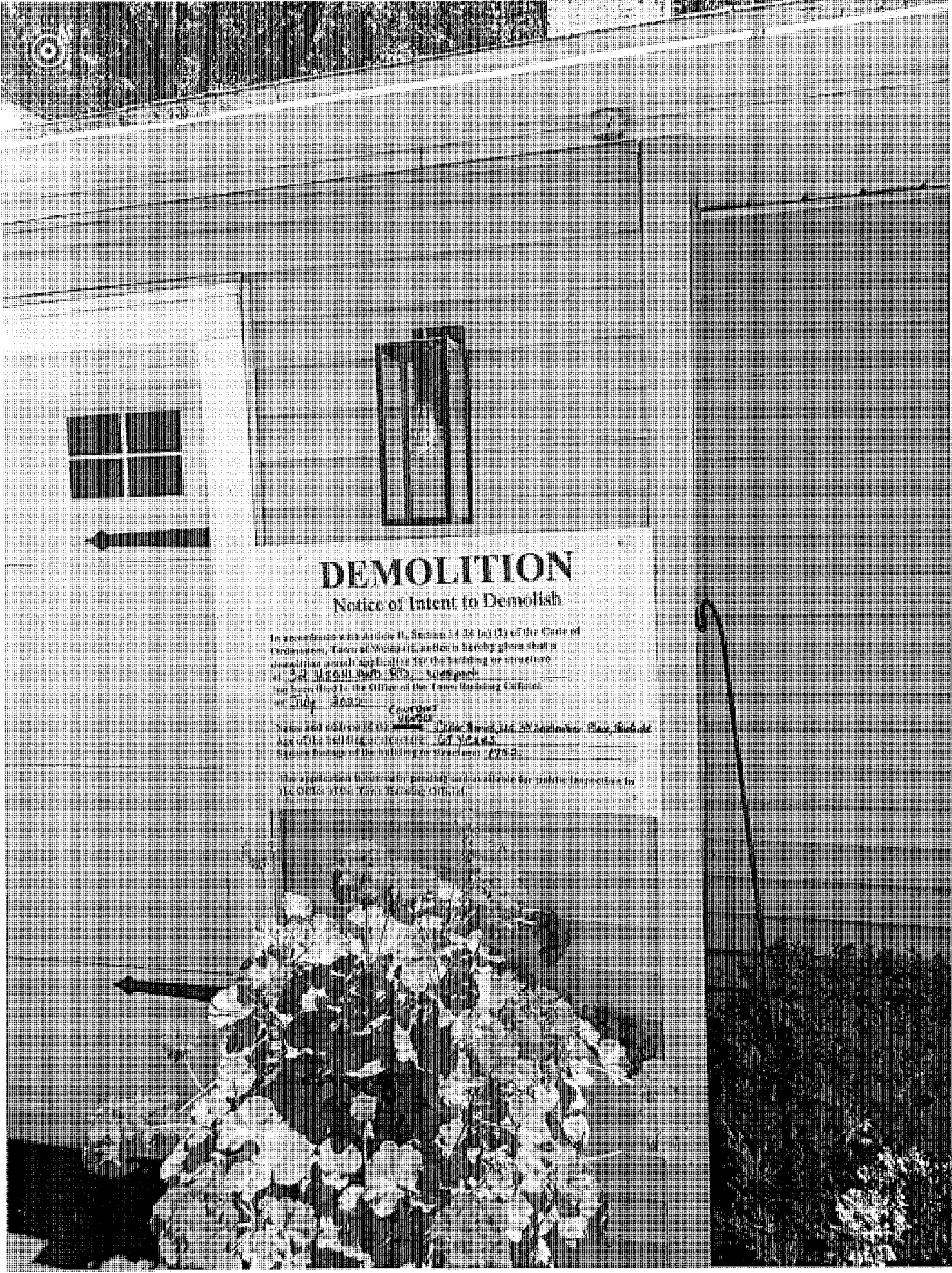
Order Notes

Ad Number 0002717019-01	External Ad #	Pick Up Number 0002694415
Ad Type BR Legal Liner	Ad Size 2 X 15 li	PO Number
Color \$0.00	Color Requests	

Product and Zone	# Inserts	Placement
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
7/22/2022



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 32 HIGHLAND RD, WESTPORT has been filed in the Office of the Town Building Official on July 2022

Name and address of the ^{Contractor} ~~owner~~ Center Street, LLC, 29 September Place, Westport
Age of the building or structure: 67 YEARS
Square footage of the building or structure: 1782

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





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

RECEIVED

JUL 19 2022

WESTPORT BUILDING
 DEPARTMENT

1. 1 SYCAMORE Drive | 1955
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. 1 SYCAMORE Drive LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 484 Stillson Road Fairfield, CT | Wade@BlueWaterHomeBuilders.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. 1,491 Sq FT of Living Area / 1,693 of Basement, ATTIC + Porches / 1,020 Garage Detached
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking LLC | (203) 414-6516 | DMCR 000128 | 1
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

demoman198@gmail.com
 EMAIL

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

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

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

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

Meeting Date of Historic District Commission to consider demolition: _____

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  as agent DATE: 7/15/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

EXHIBIT B

TO: Town of Westport

Re: 1 Sycamore Drive, Westport, CT 06880

Please be advised that Bluewater Sycamore, LLC, or its contractor Bluewater Home Builders, LLC is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling including, without limitation, any possible variances, to be performed at the sole cost and expense of Bluewater Sycamore, LLC, or its contractor Bluewater Home Builders, LLC.

1 SYCAMORE DRIVE LLC

By: 

1 SYCAMORE DRIVE LLC

Property Location 1 SYCAMORE DR
 Vision ID 6759 Account # 10871

Map ID H12/ / 049/000 /
 Bldg # 1

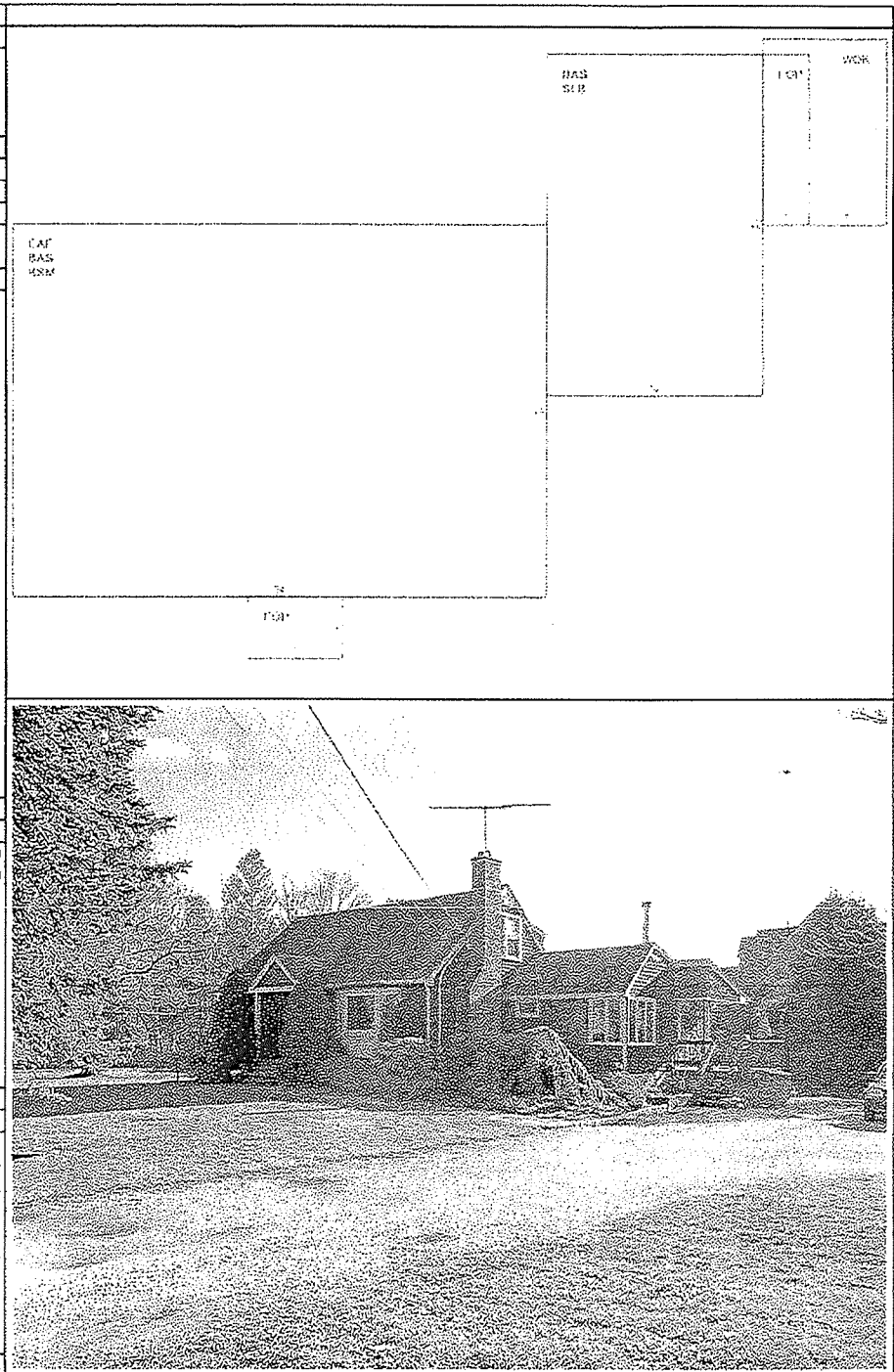
Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 7/8/2022 12:43:54 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height		
Grade:	08	C	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		Ownr
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	03	Plaster	COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		240,226
Interior Flr 2			Year Built		1955
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		
Total Bthrms:	2	2 Full Baths	Depreciation %		40
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		60
Whirlpool Tubs			Cns Sect Rcnld		144,100
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
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 Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR2	Garage	FR	Frame	L	1,020	33.25	1978	5	60	3	1.00	15,700
SHD1	Shed	FR	Frame	L	108	11.00	2015	5	60	3	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124		129.75	145,839
BSM	Basement Area	0	816		25.92	21,149
EAF	Attic, Expansion, Finished	367	816		58.36	47,618
FOP	Porch, Open	0	57		25.04	1,427
SLB	Slab	0	308		0.00	0
WDK	Deck, Wood	0	63		12.36	779
Ttl Gross Liv / Lease Area		1,491	3,184			216,812



Property Location 1 SYCAMORE DR
 Vision ID 6759 Account # 10871

Map ID H12/ / 049/000 /
 Bldg # 1

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

State Use 101
 Print Date 7/8/2022 12:43:54 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
1 SYCAMORE DRIVE LLC C/O DAVID J PURCELL 484 STILLSON ROAD FAIRFIELD CT 06824			6 Septic 2 Public Water	1 Public		Description	Code	Appraised	Assessed	
						RES LAND	1-1	599,700	419,800	
						DWELLING	1-3	144,100	100,900	
						RES OUTBL	1-4	16,400	11,500	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID 5442225-9				Lift Hse Asking \$						
Historic ID										
Census 503 WestportC F23 Survey Ma Survey Ma										
1		GIS ID H12049000		Assoc Pid#		Total 760,200 532,200				

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	Year	Code	Assessed	
1 SYCAMORE DRIVE LLC	3881 0334	09-10-2018	U	1	0 29													
PURCELL DAVID & THOMAS & MARK & TIM	3368 0286	11-19-2012	U	1	0 29	2021	1-1	419,800	2020	1-1	419,800	2020	1-1	419,800			419,800	
PURCELL JOSEPHINE	1144 0323	03-16-1992	U	1	0 29		1-3	100,900		1-3	100,900		1-3	100,900			100,900	
							1-4	11,500		1-4	11,500		1-4	11,500			11,500	
Total						532,200			Total			532,200			Total			532,200

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

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Sub	Nbhd Name	B	Tracing	Batch													
0003	R	0003																

NOTES													APPRAISED VALUE SUMMARY					
M/ 2675(9), 2015 RD=31'													Appraised Bldg. Value (Card)					144,100
													Appraised Xf (B) Value (Bldg)					0
													Appraised Ob (B) Value (Bldg)					16,400
													Appraised Land Value (Bldg)					599,700
													Special Land Value					0
													Total Appraised Parcel Value					760,200
													Valuation Method					C
													Total Appraised Parcel Value					760,200

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										06-30-2020	SR			19	Field Review
										10-31-2015	VA			80	Data Mailer No Change
										03-05-2015	VA			10	Measu/LtrSnt - Letter Sent
										01-17-2015	RH			02	Sat or >5PM Attm @ Int In

Permit Id	Comments

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		1.290 AC	360,000.00	0.78268	5	1.00	165	1.650			1.0000	599,700
Total Card Land Units					1.290 AC	Parcel Total Land Area					1	Total Land Value			599,700



100 foot Abutters List Report

Westport, CT
July 12, 2022

Subject Property:

Parcel Number: H12049000
CAMA Number: H12049000
Property Address: 1 SYCAMORE DR

Mailing Address: 1 SYCAMORE DRIVE LLC
484 STILLSON ROAD
FAIRFIELD, CT 06824

Abutters:

Parcel Number: H12045000
CAMA Number: H12045000
Property Address: 8 SYCAMORE DR

Mailing Address: DIDIO MARK & CASTRO-DIDIO MELISA
8 SYCAMORE DR
WESTPORT, CT 06880

Parcel Number: H12047000
CAMA Number: H12047000
Property Address: 4 SYCAMORE DR

Mailing Address: DELEONARDO JOHN L + FRANCES M
4 SYCAMORE DR
WESTPORT, CT 06880

Parcel Number: H12048000
CAMA Number: H12048000
Property Address: 2 SYCAMORE DR

Mailing Address: SPEER ERIC W & LINDA M
2 SYCAMORE DR
WESTPORT, CT 06880

Parcel Number: H12050000
CAMA Number: H12050000
Property Address: 7 SYCAMORE DR

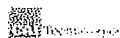
Mailing Address: LESSING STACY & DAVID
7 SYCAMORE DR
WESTPORT, CT 06880

Parcel Number: H12059000
CAMA Number: H12059000
Property Address: 39 STURGES HWY

Mailing Address: LEV RUSSELL & TRACEY
39 STURGES HWY
WESTPORT, CT 06880

Parcel Number: H12060000
CAMA Number: H12060000
Property Address: 43 STURGES HWY

Mailing Address: YEUNG TUNG HUNG AND PAN MING
HUA
43 STURGES HWY
WESTPORT, CT 06880



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.



Firm Mailing Book For Accountable Mail

Name and Address of Sender
 procewood LLC
 31 Imperial Ave
 Westport, CT 06880

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix
(for e
Post



0000

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 JUL 15, 22
 AMOUNT
\$4.00
 R2303S104213-17

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Service Fee	Charge	Registered value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	SCRD Fee	SH Fee
1.	Joseph + Mary Lou Wolkowicz 460 Sturges Highway Fairfield, CT 06880													
2.	Charles + Kristin Allen 490 Sturges Highway Fairfield, CT 06880													
3.	Tung Hung Yeung + Pan Ming HUA 43 Sturges Highway Westport, CT 06880													
4.	Stacy + David Lessing 7 Sycamore Drive Westport, CT 06880													
5.	Eric + Linda Speer 2 Sycamore Drive Westport, CT 06880													
6.	John + Frances Deleonardo 4 Sycamore Drive Westport, CT 06880													
7.	Mark + Castro Didio 8 Sycamore Drive Westport, CT 06880													
8.	RUSSELL + Tracey Lev 39 Sturges HWY Westport, CT 06880													

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

8

8

<u>Ad Order Number</u> 0002717483	<u>Customer Account</u> 217981
<u>Sales Rep.</u> snorion	<u>Customer Information</u> BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
<u>Order Taker</u> snorion	
<u>Ordered By</u> Wade	<u>Phone:</u> 2035574770
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u> kirsten@bluewaterhomebuilders.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 1 Sycamore Drive, Westport, CT 06880 has been filed in the Office of the Town Building Official on July 14, 2022.

Name and address of the owner: 1 Sycamore Drive, LLC, 484 Stillson Road, Fairfield, CT

Age of the building or structure: 67 years old

Square footage of the building or structure: House -1,491 square feet of living area; Detached garage - 1,020 sq ft

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

<u>Ad Cost</u> \$33.48	<u>Payment Amt</u> \$33.48	<u>Amount Due</u> \$0.00
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Blind Box Materials

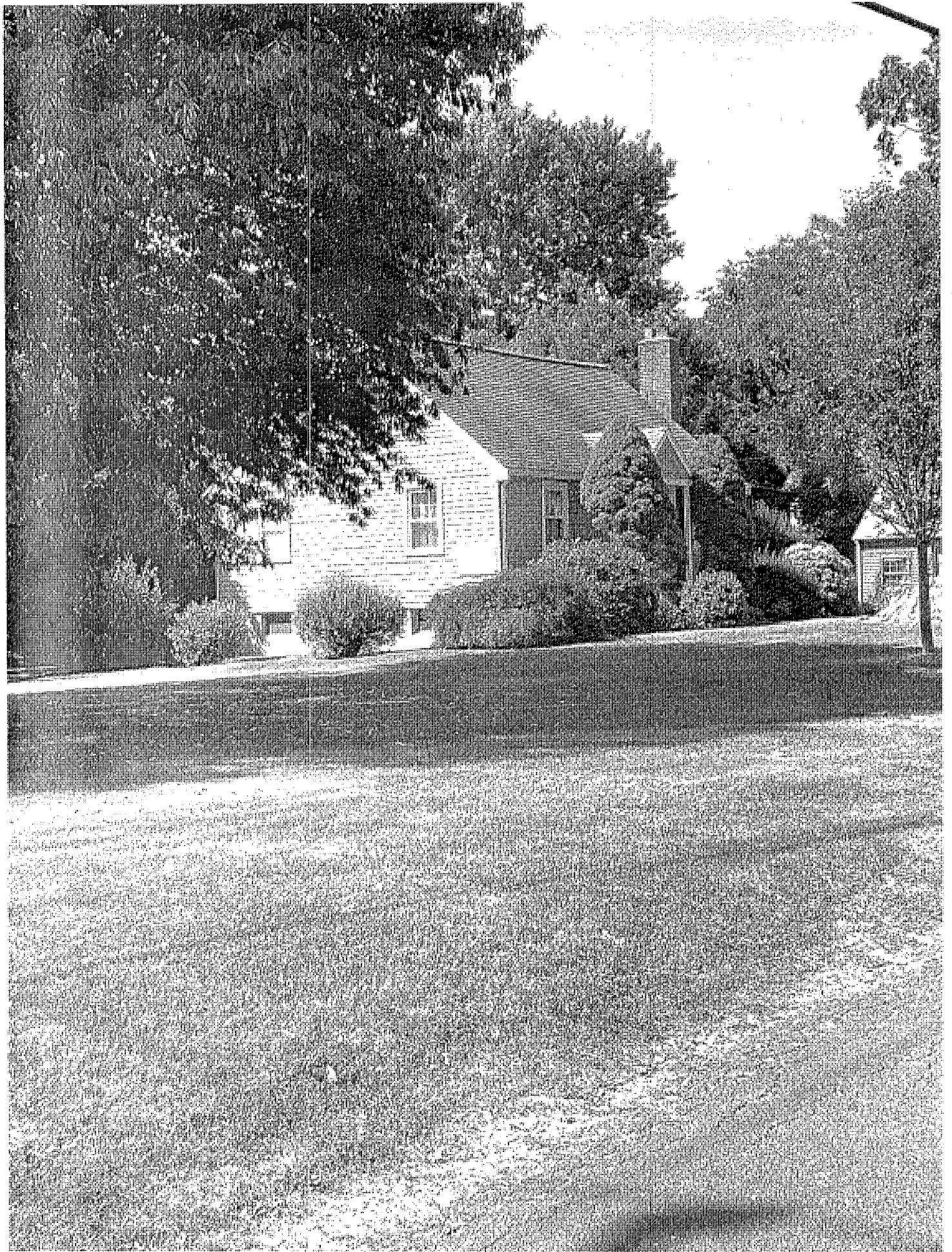
Order Notes

<u>Ad Number</u> 0002717483-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002715610
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 13 li	<u>PO Number</u> 1 Sprucewood
<u>Color</u> \$0.00	<u>Color Requests</u>	

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

Run Dates
7/22/2022



DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Weehawken, notice is hereby given that a demolition permit application for the building or structure at 1 Sycamore Drive has been filed in the Office of the Town Building Official on 7/15/22.

Name and address of the owner: 1 Sycamore Drive LLC

Age of the building or structure: BUILT 1955 62 Years Old

Square footage of the building or structure: 1500 Sq Ft Living Space 1000 Other Space

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



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

RECEIVED

JUL 20 2022

1. 105 Harbor Road | 1956 | WESTPORT BUILDING DEPARTMENT
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Records)

2. William + Katharine Weber | | TELEPHONE
 NAME OF CURRENT PROPERTY OWNER (Please Print)

3. 105 Harbor Road, Westport, CT | Kdweber99@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Bluewater Home Builders, LLC
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. House - 2,568 sq ft / Garage - 524 sq ft / Balconies + Utility Storage - 424 sq ft
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking, LLC | (203) 414-6516 | DMCR 000128
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

demoman198@gmail.com
 EMAIL

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

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: Wade Alix DATE: 7/19/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



31 Imperial Avenue
PHONE: (203) 557-4770 Westport, Connecticut 06880 FAX: (203) 557-4771

Town of Westport, CT

RE: Authorization with respect to demolition of structures – 105 Harbor Road, Westport, CT

We, William & Katharine Weber, are the owners of the property known as 105 Harbor Road, Westport, CT, hereby grant Darren Andreoli, Robert Sprouls or Wade Alix of Bluewater Home Builders, LLC, the authorization to apply for and execute any and all permits on our behalf that are required to demolish any and all structures on the property.

William Weber William H. Weber Date 7/15/22

Katherine Weber _____ Date 7/15/22

Signature: Katharine Weber
Katharine Weber (Jul 16, 2022 18:02 EDT)

Email: kdweber99@gmail.com

Property Location 105 HARBOR RD
 Vision ID 2312 Account # 6350

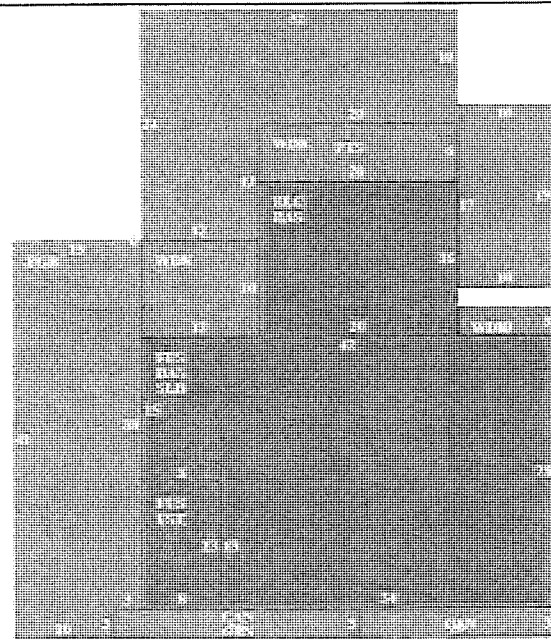
Map ID B02//140/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101L
 Print Date 7/7/2022 1:32:47 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Contemporary	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	31	Fibr Cement Bd		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover:	03	Asphalt Shingi	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		386,401
Interior Flr 1	12	Hardwood	Year Built		1956
Interior Flr 2			Effective Year Built		
Heat Fuel:	02	Oil	Depreciation Code		VG
Heat Type:	09	HydroAir	Remodel Rating		G
AC Type:	03	Central	Year Remodeled		2010
Total Bedrooms	04	4 Bedrooms	Depreciation %		3
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		External Obscl		
Total Xtra Fixtrs	2		Trend Factor		1
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	03	Modern	Condition %		
Kitchen Style:	03	Modern	Percent Good		97
Kitchens	1		Cns Sect Rcnld		374,800
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages			Cost to Cure Ovr Comment		
Interior Cond	E				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond	C	% Gd	Grade	Grade A	Appr. V
PIER	Pier	CN	Concr	L	356	550.00	2010	7		90	4	1.35	237.90

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392		113.26	157,656
BLC	Balcony	0	320		16.99	5,436
CAN	Canopy	0	210		22.66	4,757
FGR	Garage	0	524		45.39	23,784
FST	Utility Storage, Fin	0	104		56.63	5,829
FUS	Upper Story, Finished	1,176	1,176		113.26	133,192
PTS	Patio - Stone	0	718		17.04	12,232
SLB	Slab	0	1,072		0.00	0
WDK	Deck, Wood	0	270		11.33	3,058
Ttl Gross Liv / Lease Area		2,568	5,786			346,004



Property Location: 105 HARBOR RD
 Vision ID 2312 Account # 6350

Map ID B02/140/000/
 Bldg # 1

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

State Use 101L
 Print Date 7/7/2022 1:32:48 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
						Description	Code	Appraised	Assessed	
WEBER WILLIAM HENRY & KATHARI 105 HARBOR RD WESTPORT CT 06880			6 Septic	1 Public	1	RES LAND	1-1	1,190,700	833,500	
			2 Public Water			DWELLING	1-3	374,800	262,400	
						RES OUTBL	1-4	237,900	166,500	
		SUPPLEMENTAL DATA								VISION
		Alt Prcl ID 53060237	Lift Hse Asking \$							
		Historic ID Census 504 WestportC M16 Survey Ma 2430 Survey Ma								
1		GIS ID B02140000	Assoc Pic#		Total				1,803,400	1,262,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WEBER WILLIAM HENRY & KATHARINE DIA		4171 0274	09-09-2021	Q	I	3,200,000	00	2021	1-1	833,500	2020	1-1	833,500	2020	1-1	833,500
VAN WYNGAARDEN HERBERT & ADRIANA		3618 0026	06-15-2015	U	I	0	29		1-3	262,400		1-3	262,400		1-3	262,400
VAN WYNGAARDEN ADRIANA		3267 0303	01-17-2012	U	I	0	29		1-4	166,500		1-4	166,500		1-4	166,500
VAN WYNGAARDEN HERBERT & ADRIANA		3044 0298	12-09-2009	U	I	1,850,000	07									
EHRHORN VIRGINIA G		1129 0298	12-09-1991	U	I	0	29									
								Total		1,262,400	Total		1,262,400	Total		1,262,400

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

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

NOTES		APPRAISED VALUE SUMMARY	
M/2430, 701, 525(1/2 OF 201), 508(202) HIGH RANCH - KIT ON 1ST FLOOR		Appraised Bldg. Value (Card)	374,800
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	237,900
		Appraised Land Value (Bldg)	1,190,700
		Special Land Value	0
		Total Appraised Parcel Value	1,803,400
		Valuation Method	C
		Total Appraised Parcel Value	1,803,400

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
71281	01-06-2010	AL	Alterations	150,000	11-16-2010	100	06-15-2010	INTERIOR RENOVATION TO	04-28-2020	SR			19	Field Review
									11-19-2019	TM	1	5	78	QC-REVAL
									11-07-2015	VA			90	Data Mailer No Change
									11-16-2010	JD			69	Partial Int Inspn (See Perm

Permit Id	Comments
71281	INTERIOR RENOVATION TO KITCHEN AND 3 BATHRRMS. NEW SIDING AND WINDOWS. NEW ASPHALT SHINGLE ROOF ON SLDG PAPER. ICE & WATER SHIELD @ EAVES INSTALLED TO 110 MPH

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	101L	Single Family O	A		0.180 AC	1,028,000	3.68421	8	1.00	175	1.750			1.0000	1,190,700
Total Card Land Units					0.180 AC	Parcel Total Land Area					0	Total Land Value			1,190,700



Countable Mail

Name and Address of Sender
Bluewater Home Builders, LLC
1 Imperial Avenue
Westport, CT 06880

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 19, 22
AMOUNT
\$2.00
R2303S103411-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Robert + Tanya Pino 104 Harbor Rd Westport, CT 06880													
2.	James D Kavetas 108 Harbor Rd Westport, CT 06880													
3.	Peter + Mil Weliz Wofas 107 Harbor Rd Westport, CT 06880													
4.	101 Harbor Road, LLC 101 Harbor Road Westport, CT 06880													
5.	X													
6.														
7.														
8.														

Total Number of Pieces Listed by Sender: 5
Total Number of Pieces Received at Post Office: 5

Postmaster, Per (Name of receiving employee)



72 foot Abutters List Report

Westport, CT

July 18, 2022

Subject Property:

Parcel Number: B02140000
CAMA Number: B02140000
Property Address: 105 HARBOR RD

Mailing Address: WEBER WILLIAM HENRY & KATHARINE
DIANA
105 HARBOR RD
WESTPORT, CT 06880

Abutters:

Parcel Number: B02139000
CAMA Number: B02139000
Property Address: 101 HARBOR RD

Mailing Address: 101 HARBOR ROAD LLC
101 HARBOR ROAD
WESTPORT, CT 06880

Parcel Number: B02141000
CAMA Number: B02141000
Property Address: 107 HARBOR RD

Mailing Address: WORMSER PETER AND MILWE LIZ
107 HARBOR RD
WESTPORT, CT 06880

Parcel Number: B02170000
CAMA Number: B02170000
Property Address: 108 HARBOR RD

Mailing Address: KAVETAS JAMES D
108 HARBOR RD
WESTPORT, CT 06880

Parcel Number: B02171000
CAMA Number: B02171000
Property Address: 104 HARBOR RD

Mailing Address: PINO ROBERT & TANYIA
104 HARBOR RD
WESTPORT, CT 06880



www.cai-tech.com

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7/18/2022

Page 1 of 1

<u>Ad Order Number</u> 0002718097	<u>Customer Account</u> 217981
<u>Sales Rep.</u> snorton	<u>Customer Information</u> BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
<u>Order Taker</u> snorton	
<u>Ordered By</u> Wade	<u>Phone:</u> 2035574770
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> kirsten@bluewaterhomebuilders.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 105 Harbor Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on July 20, 2022.

Name and address of the owner: William & Katharine Weber, Westport, CT
Age of the building or structure: 66 years old
Square footage of the building or structure: House - 2,568 square feet of living area - Detached garage, utility shed and docks - 1,114 sq ft

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

<u>Ad Cost</u> \$31.00	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$31.00
---------------------------	------------------------------	------------------------------

Blind Box Materials

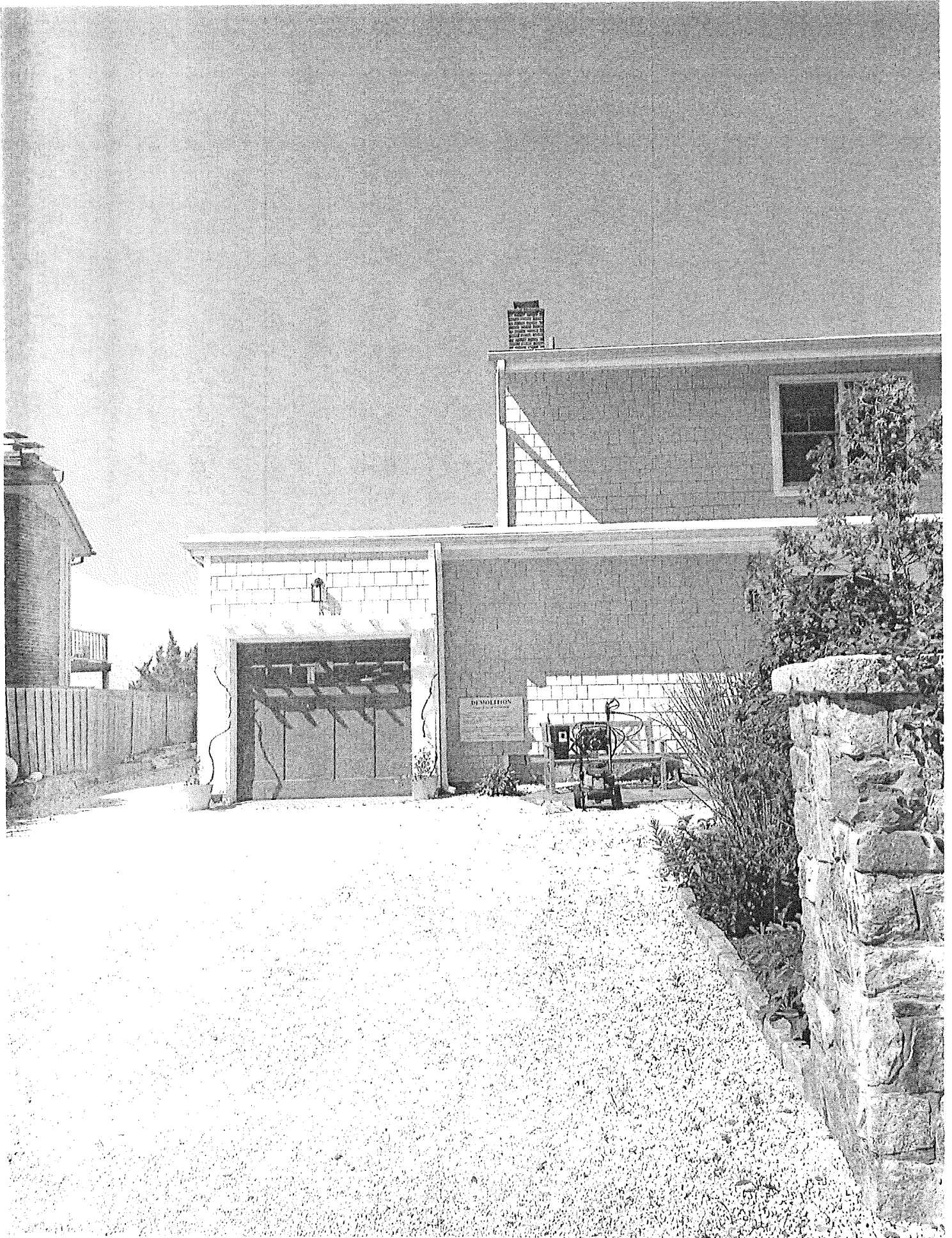
Order Notes

<u>Ad Number</u> 0002718097-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002717483
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 12 li	<u>PO Number</u> 105 Harbor Road
<u>Color</u> \$0.00	<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
7/22/2022



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 105 HARBOR ROAD has been filed in the Office of the Town Building Official on 7/20/2022

Name and address of the owner: William + Katherine Weber 105 Harbor Road
Age of the building or structure: Built 1956 66 Years Old
Square footage of the building or structure: Living Area - 2,568 / Garage + Decks 1,114 Sq Ft

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