



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

RECEIVED

NOV 16 2022

1. 17 VINEYARD LANE | 1962 WESTPORT BUILDING
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. JAMES + ABIGAIL HOCK | 203-522-1770
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 17 VINEYARD LANE | JAMES.HOCK33@GMAIL.COM
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. SINGLE FAMILY HOUSE WITH FOUNDATION (2130 SQFT)
 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.

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: _____

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



GREENWICH
29 VALLEY DR
GREENWICH, CT 06831-9998
(800) 275-8777

11/14/2022 04:58 PM

Product	Qty	Unit	Price
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C10M - Firm - Domestic	8		\$4.00
------------------------	---	--	--------

Grand Total: \$4.00

Credit Card Remit \$4.00

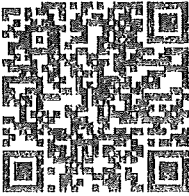
Card Name: VISA
Account #: XXXXXXXXXXXXXXX4168
Approval #: 02604C
Transaction #: 240
AID: A000000031010 Contactless
AL: VISA CREDIT
CHASE VISA

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @usps.com
<https://informedelivery.usps.com>

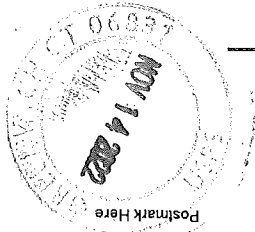
All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

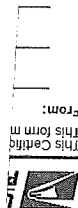
UFN: 083060-0832
Receipt #: 840-50600314-2-6520956-2
Clerk: 17



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

To: _____

U.S. POSTAGE PAID
06831
GREENWICH, CT
NOV 14 22
AMOUNT
\$4.00
R2305M143885-17



From: _____
This Center
This form m

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:

POLLACK ADAM & SAMANTHA
22 HALF MILE CMN
WESTPORT, CT 6880

REILLY BARBARA L & STEPHEN W EST
19 VINEYARD LN
WESTPORT, CT 6880

LUBARSKY JESSICA
20 HALF MILE CMN
WESTPORT, CT 6880

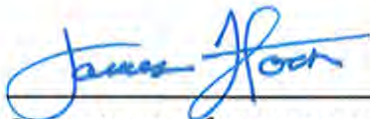
GREENBLATT PHILIP & BARBARA
20 VINEYARD LN
WESTPORT, CT 6880

FIELD LIVING TRUST THE
12 HALF MILE CMN
WESTPORT, CT 6880

MESSINA JOSEPH A & ERICA
16 VINEYARD LN
WESTPORT, CT 6880

WOOD FRANK T & PRISCILLA
10 HALF MILE CMN
WESTPORT, CT 6880

ELDRIDGE PHYLLIS M
15 VINEYARD LN
WESTPORT, CT 6880



Signature of owner or authorized agent

Date

JAMES HOCK

Print Name



100 foot Abutters List Report

Westport, CT
November 14, 2022

Subject Property:

Parcel Number: F14062000
CAMA Number: F14062000
Property Address: 17 VINEYARD LN

Mailing Address: FOOTE BEVERLY G
17 VINEYARD LN
WESTPORT, CT 6880

Abutters:

Parcel Number: F14045000
CAMA Number: F14045000
Property Address: 22 HALF MILE CMN

Mailing Address: POLLACK ADAM & SAMANTHA
22 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14046000
CAMA Number: F14046000
Property Address: 20 HALF MILE CMN

Mailing Address: LUBARSKY JESSICA
20 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14048000
CAMA Number: F14048000
Property Address: 12 HALF MILE CMN

Mailing Address: FIELD LIVING TRUST THE
12 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14049000
CAMA Number: F14049000
Property Address: 10 HALF MILE CMN

Mailing Address: WOOD FRANK T & PRISCILLA
10 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14061000
CAMA Number: F14061000
Property Address: 15 VINEYARD LN

Mailing Address: ELDRIDGE PHYLLIS M
15 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14063000
CAMA Number: F14063000
Property Address: 19 VINEYARD LN

Mailing Address: REILLY BARBARA L & STEPHEN W EST
19 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14066000
CAMA Number: F14066000
Property Address: 20 VINEYARD LN

Mailing Address: GREENBLATT PHILIP & BARBARA
20 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14067000
CAMA Number: F14067000
Property Address: 16 VINEYARD LN

Mailing Address: MESSINA JOSEPH A & ERICA
16 VINEYARD LN
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.

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Samantha & Adam Pollack
22 Half Mile CMN
Westport, CT 06880

RE: Intent to Demolish

Dear Neighbor,

We are considering building a new house on the property in place of our current home at 17 Vineyard Lane. If we go forward with our plans, it will require demolishing the existing structure and the town requires that we send you this notification of our intent to demolish. We have filed an application for a demolition permit with the town building department.

We have yet to determine the specific timing of this project but will keep you informed as required.

Thank you very much for your consideration.

All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Jessica Lubarsky
20 Half Mile CMN
Westport, CT 06880

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The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

The Field Living Trust
12 Half Mile CMN
Westport, CT 06880

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All the best,

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The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Frank T & Priscilla Wood
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Westport, CT 06880

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17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Phyllis M Eldridge
15 Vineyard Ln
Westport, CT 06880

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All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Reilly Barbara L & Stephen West
19 Vineyard Ln
Westport, CT 06880

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All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Philip & Barbara Greenblatt
20 Vineyard Ln
Westport, CT 06880

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The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Joseph & Erica Messina
16 Vineyard Ln
Westport, CT 06880

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

Order Confirmation

Ad Order Number 0002740743	Customer Account 357632
Sales Rep. slink	Customer Information JAMES HOCK 116 Birch Lane GREENWICH CT 06830 USA
Order Taker slink	
Ordered By James, Email	Phone: 2035221770
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

NOTICE OF INTENT TO DEMOLISH

An application for a permit to demolish the house at Westport's 17 Vineyard Lane is in process. Built in 1962 the 2-story colonial has 2,130 SQFT, is situated on a 1.22 acre property and, according to accessor records, last changed ownership in October 2022. Because the house was built more than 50 years ago, the application will be reviewed by the Westport Historic District Commission.

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

Blind Box **Materials**

Order Notes

Ad Number 0002740743-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 6 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
11/18/2022

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 17 VINEYARD LANE

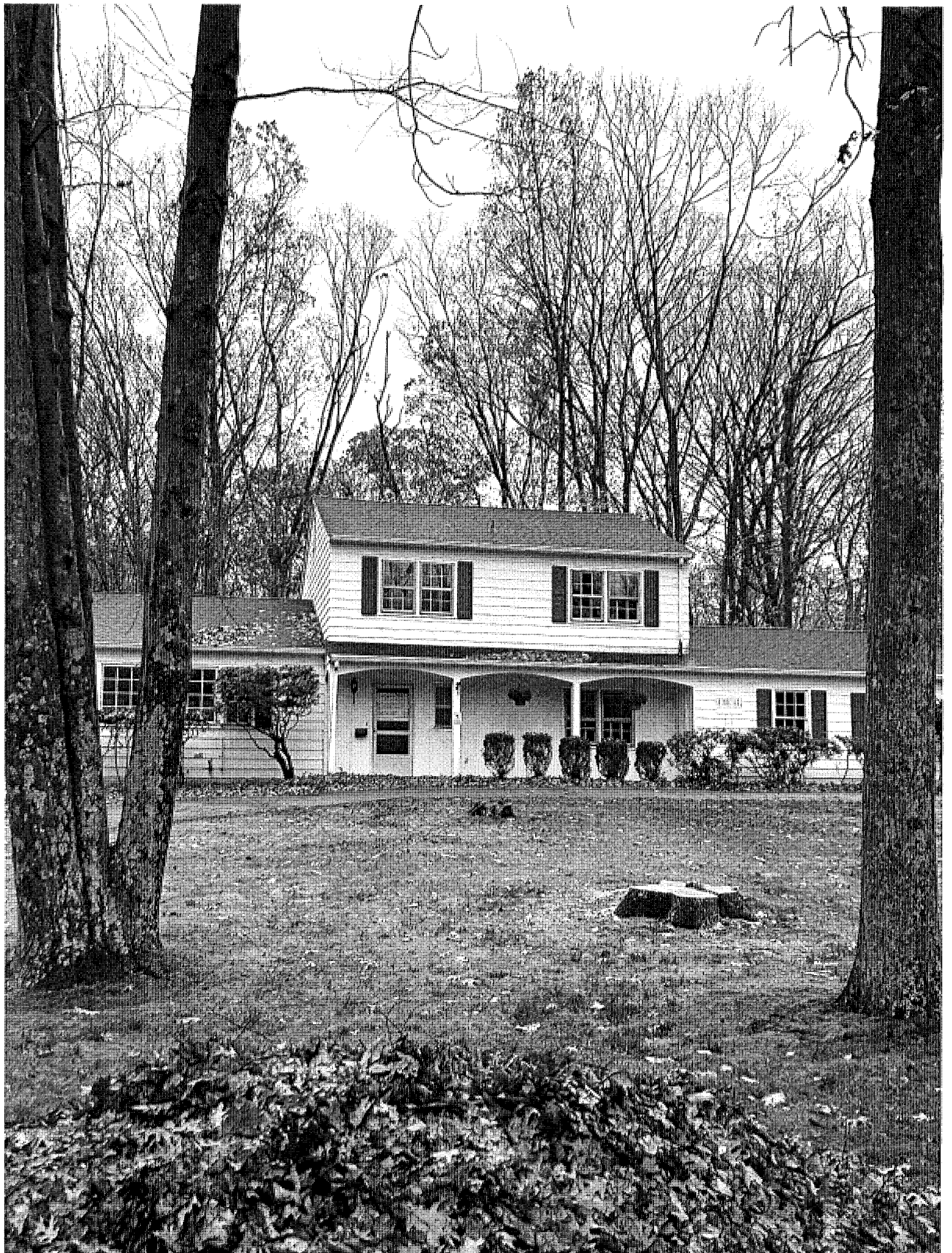
has been filed in the Office of the Town Building Official on 11/15/22

Name and address of the owner: JAMES HOCK 17 VINEYARD LANE

Age of the building or structure: 60 YEARS

Square footage of the building or structure: 2130 SQFT

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



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

*** Note:** Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____

Building Name (Historic) _____

Street Address or Location _____

Town/City _____ Village _____ County _____

Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____

Historic Use: _____

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building _____ Date of Construction _____

Material(s) (Indicate use or location when appropriate):

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding
<input type="checkbox"/> Fieldstone	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	<input type="checkbox"/> Aluminum Siding
<input type="checkbox"/> Concrete (Type _____)	<input type="checkbox"/> Cut Stone (Type _____)	<input type="checkbox"/> Other _____		

Structural System

Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel

Other _____

Roof (Type)

Gable Flat Mansard Monitor Sawtooth

Gambrel Shed Hip Round Other _____

(Material)

Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle

Built up Tile Other _____

Number of Stories: _____ **Approximate Dimensions** _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

- Interrelationship of building and surroundings:

- Other notable features of building or site (*Interior and/or Exterior*)

Architect _____ Builder _____

- Historical or Architectural importance:

- Sources:

Photographer _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

- Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

17 Vineyard Lane, Westport, CT



Architectural Description

The house at 17 Vineyard Lane is a Colonial Revival-style house built in 1962. The façade of this house faces east and the wide gabled roof covers a two-story, central portion of the house which is arranged with the ridge parallel to the street. There are narrow overhangs of the roof at the eaves and rake. A n exterior brick chimney is found on the southern side of the house. The southern extension from the main section features a shed-roofed dormer along the second story of the façade. Two square, three-over-three double-hung sash windows provide light to the second story which features a tripartite picture window. This window is shielded by a shed-roofed overhang. Paired windows light the second story of the central section which includes an off-center entrance on the first story. This is shielded by a slight overhang supported by slender posts. A single-story wing extends from the northern elevation and features one pair of narrow, sox-light windows. The house is clad in a combination of wood shingle and board-and-batten siding and rests on the low, poured concrete foundation.

Historical or Architectural Importance

Before 1960, the approximately 42.25 acres stretching northwest from the corner of Bayberry Lane and Cross Highway were owned by the Masiello family. In 1954, Christine Masiello, James Masiello, Mary Masiello, Celestia Masiello and Jennie Lanzetta subdivided the property into 35 lots ranging in size from one acre to

2.011 acres. They arranged two streets through the land – James Lane and Masiello Farm Road (now called Vineyard Lane).

James Masiello emigrated to the United States from Italy in 1894. His wife, Teresa, and at least three of their eleven children – Jennie, Celestia, and Rose – arrived three years later. By 1910, the family had settled in Westport on Cross Highway where James maintained a relatively large farm. By this time, Celestia and Rose had found employment in a corset factory, Jennie worked the farm with her father and the three youngest Masiello children - Mary, Christina and James Jr. – seem to have been in school. Within the decade, Mary, Christine and James were the only kids still at home, although a cousin named Daniel moved in with the family to help tend to the farm.

By the time the 1950 census was compiled, James and Teresa had both died. James, Mary and her husband Daniel, and Christine and her husband Anthony (both Mary and Christine married their cousins), had found occupations that were slightly tangential to tending a traditional farm. James and Daniel were wholesalers of produce while Christine managed a grocery store that also had a gas pump. This little store was situated on Cross Highway and was called “Christie’s.” The store still exists and is occupied by current restaurant “The Porch at Christie’s” alongside a small garage. Christine and Mary Masiello lived with their families near the store: their houses were likely those listed as Lot 1 and Lot 34 on Town Clerk Map 3878. Although not verified by title searches Lot 1 is likely the present 147 Cross Highway and 163 Cross Highway. James lived on Bayberry Lane, on the lot now occupied by 167 Bayberry Lane (Lot 24 on Town Clerk Map 3878).

After the subdivision in 1954, the land remained in Masiello hands for another seven years. It was not until 1961, that the Masiellos transferred interests in their property to Pace Builders, Inc. (WLR 189:107), a Westport-based company headquartered on State Street East and run by Adolf Bialek (Westport City Directory, 1963). By the mid-1960s, Adolf was president of multiple construction companies including Carol Construction Co. Inc., Rivergate Park Inc., Hockanum Woods Inc. and Pace Builders, Inc. (Westport City Directory, 1966).

The Masiellos quit their claims on the property listed as Lot 8 on Town Clerk Map 3878 in 1962 (WLR 197:328) and the next year, Pace Builders transferred ownership to Joan Rosen (WLR 198:545). Joan’s husband, Ronald worked at Seaboard Life Insurance Company whose headquarters were at 5 Village Square (Westport City Directory 1966). The Rosens owned 17 Vineyard Lane until 1973 (WLR 342:121) when Eric and Beverly Foote purchased the home. Eric worked as a materials manager for the Dictaphone Corporation in Bridgeport (Westport City Directory 1972).



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

RECEIVED

NOV 17 2022

1. 27 Buena Vista Drive 1950
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

WESTPORT BUILDING DEPARTMENT

2. Gregory Zola 619-867-6633
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 27 Buena Vista Drive gregzola@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

RECEIVED

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

WESTPORT BUILDING DEPARTMENT

5. 1,768 S.F.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

EMAIL

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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 _____

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that installed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

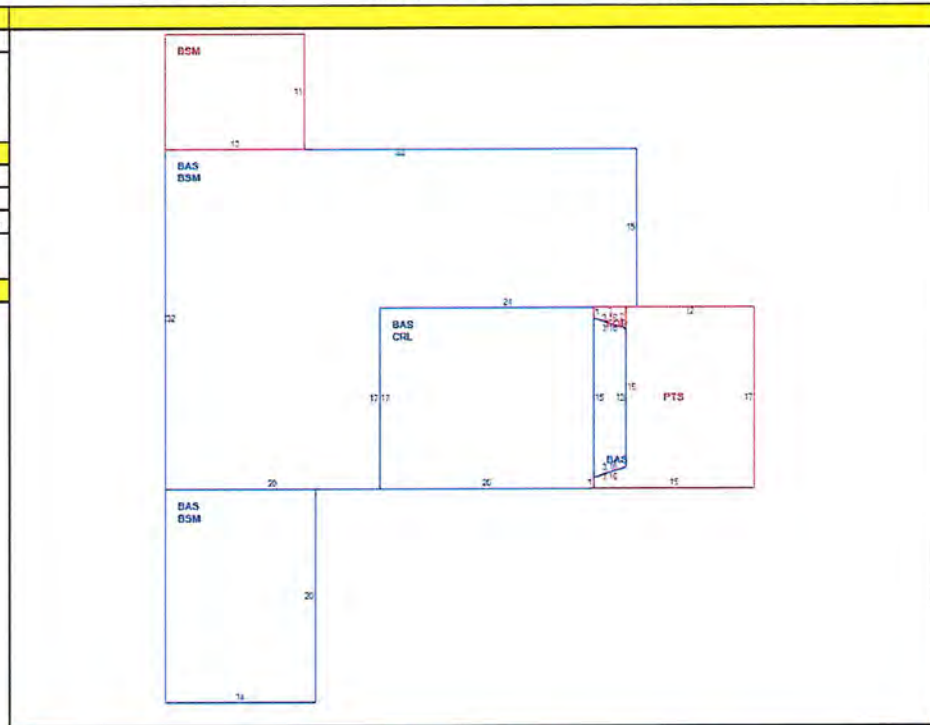
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 11/17/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	11	Clapboard		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	04	Hip	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		225,592
Interior Flr 1	12	Hardwood	Year Built		1950
Interior Flr 2	08	Average	Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		42
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	6	6 Rooms	Condition		
Bath Style:	01	Old Style	Condition %		
Kitchen Style:	01	Old Style	Percent Good		58
Kitchens	1		Cns Sect Rcndd		130,800
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	2		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				



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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,662	1,662		97.45	161,957	
BSM	Basement Area	0	1,423		19.52	27,772	
CRL	Crawl Space	0	340		0.00	0	
FOP	Porch, Open	0	5		19.49	97	
PTS	Patio - Stone	0	209		14.45	3,021	
Ttl Gross Liv / Lease Area		1,662	3,639			192,847	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JUBENVILLE LAURA H & GREUNKE			3 Public Sewer	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	1,438,000	1,006,600
309 POND POINT AVE		SUPPLEMENTAL DATA				DWELLING	1-3	130,800	91,600
MILFORD CT 06460		Alt Prcl ID	53150169~175		Lift Hse				
		Historic ID			Asking \$				
		Census	505						
		WestportC	K24						
		Survey Ma	545						
		Survey Ma							
1		GIS ID	D04069000		Assoc Pid#				
						Total	1,568,800	1,098,200	

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JUBENVILLE LAURA H & GREUNKE CAROL		3101 0109	07-23-2010	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
GREUNKE CAROLINE E		3101 0108	07-23-2010	U	I	0	29	2021	1-1	1,006,600	2020	1-1	1,006,600	2020	1-1	1,006,600
GREUNKE ORVILLE V & CAROLINE E		0670 0116	02-23-1984	Q	I	175,000	00		1-3	91,600		1-3	91,600		1-3	91,600
						Total		1,098,200	Total	1,098,200	Total	1,098,200	Total	1,098,200		

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

This signature acknowledges a visit by a Data Collector or Assessor

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

NOTES					
M545(69,70,71,72), WOB					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	130,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,438,000
Special Land Value	0
Total Appraised Parcel Value	1,568,800
Valuation Method	C
Total Appraised Parcel Value	1,568,800

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								05-15-2020	SR			19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								03-16-2016	BAA			50	BAA Change	
								08-07-2015	AG			00	Measur+Listed	

LAND LINE VALUATION SECTION	
Permit Id	Comments

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		0.410 AC	450,000.00	2.07835	7	1.00	375	3.750			1.0000	1,438,000

Total Card Land Units 0.410 AC Parcel Total Land Area 0.410 Total Land Value 1,438,000

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 27 Buena Vista Drive has been filed in the Office of the Town Building Official on November 17, 2022.

Name and address of the owner:

Gregory Zola
27 Buena Vista Drive
Westport, CT 06880

Age of the building or structure: 1950

Square footage of the building or structure: 1,768 sq. ft.

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

November 7, 2022

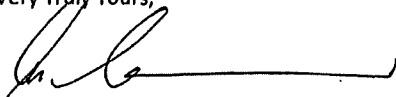
Westport Zoning Board of Appeals
Westport Planning & Zoning Commission
Westport Conservation Commission
Westport Department of Public Works
Westport Engineering Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: Applications for 27 Buena Vista Drive, Westport

To whom it may concern,

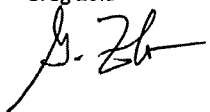
We hereby authorize LANDTECH to act as our agent in matters pertaining to the submission of applications and securing permits for our property at 27 Buena Vista Drive in Westport, CT.

Very Truly Yours,



Mark Leondires

Greg Zola

 11/9/2022

Order Confirmation

Ad Order Number 0002741649	Customer Account 166876
Sales Rep. sreed	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
Order Taker sreed	
Ordered By Julia, email	Phone: 2034542110
Order Source Phone	Fax: 2034544971 Email: tryder@landtechconsult.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE	
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 27 Buena Vista Drive has been filed in the Office of the Town Building Official on November 17, 2022.	
Name and address of the owner:	Gregory Zola 27 Buena Vista Drive Westport, CT 06880
Age of the building or structure:	1950
Square footage of the building or structure:	1,768 sq. ft.
The application is currently pending and available for public inspection in the Office of the Town Building Official.	

Ad Cost	Payment Amt	Amount Due
\$32.24	\$0.00	\$32.24

Blind Box **Materials**

Order Notes

Ad Number 0002741649-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 13 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
11/25/2022



DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 27-26(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 27 Buena Vista Drive has been filed in the Office of the Town Building Official on November 17, 2021.

Name and address of the owner: Gregory Zola
27 Buena Vista Drive
Westport, CT 06880

Age of the building or structure: 1950
Square footage of the building or structure: 1,768 sq. ft.

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





100 foot Abutters List Report

Westport, CT
November 17, 2022

Subject Property:

Parcel Number: D04069000
CAMA Number: D04069000
Property Address: 27 BUENA VISTA DR

Mailing Address: JUBENVILLE LAURA H & GREUNKE
CAROL ANN
309 POND POINT AVE
MILFORD, CT 6460

Abutters:

Parcel Number: D04061000
CAMA Number: D04061000
Property Address: 17 BLUEWATER HILL

Mailing Address: EDARA SIREESHA & GUPTA ASHIM
ANAND
6 NUTCRACKER LN
WESTPORT, CT 6880

Parcel Number: D04062000
CAMA Number: D04062000
Property Address: 19 BLUEWATER HILL

Mailing Address: 19 BLUEWATER HILL LLC
2 CORPORATE DR STE 950
SHELTON, CT 6484

Parcel Number: D04063000
CAMA Number: D04063000
Property Address: 26 STERLING DR

Mailing Address: LEONDIRES MARK P
26 STERLING DR
WESTPORT, CT 6880

Parcel Number: D04064000
CAMA Number: D04064000
Property Address: 24 STERLING DR

Mailing Address: WCD FAMILY INVESTMENTS LLC
24 STERLING DR
WESTPORT, CT 6880

Parcel Number: D04065000
CAMA Number: D04065000
Property Address: 22 STERLING DR

Mailing Address: DORFMAN JONATHAN & SARAH
22 STERLING DR
WESTPORT, CT 6880

Parcel Number: D04066000
CAMA Number: D04066000
Property Address: 15 COMPO HILL AVE

Mailing Address: LEE AERHEE
15 COMPO HILL AVE
WESTPORT, CT 6880

Parcel Number: D04067000
CAMA Number: D04067000
Property Address: 19 BUENA VISTA DR

Mailing Address: DOLBERG STEVEN TR & GORDON
LESLIE
19 BUENA VISTA DR
WESTPORT, CT 6880

Parcel Number: D04068000
CAMA Number: D04068000
Property Address: 21 BUENA VISTA DR

Mailing Address: RIZZI JOHN J & MARKLEY BALL
21 BUENA VISTA DR
WESTPORT, CT 6880

Parcel Number: D04070000
CAMA Number: D04070000
Property Address: 28 BUENA VISTA DR

Mailing Address: MYSEL LEE STEVEN & JODIE ALISA
28 BUENA VISTA DR
WESTPORT, CT 6880


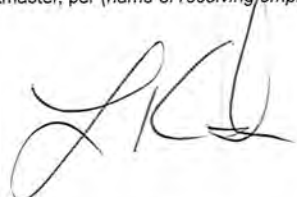
Parcel Number: D04071000
CAMA Number: D04071000
Property Address: 26 BUENA VISTA DR

Mailing Address: MUIR ROBERT & CAROLINE M
TRUSTEES
26 BUENA VISTA 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.

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 2em;">6</div>	TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 2em;">6</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right; color: red; font-size: 1.2em;">NOV 7 2022</div> <div style="text-align: center;">  0000 </div> <div style="text-align: right; margin-top: 20px;"> U.S. POSTAGE PAID WESTPORT, CT 06880 NOV 17 22 AMOUNT \$6.50 R2304H109292-13 </div>
Postmaster, per (name of receiving employee) <div style="text-align: center; font-size: 1.5em;">  </div>			



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SIREESHA EDARA & ASHIM GUPTA 6 NUTCRACKER LANE WESTPORT CT 06880	60	50		
2.	19 BLUEWATER HILL LLC 2 CORPORATE DRIVE, SUITE C SHELTON, CT 06484				
3.	MARK LEONDIRES 26 STERLING DRIVE WESTPORT CT 06880				
4.	WCD FAMILY INVESTMENTS LLC 24 STERLING DRIVE WESTPORT CT 06880				
5.	JONATHAN & SARAH DORFMAN 22 STERLING DRIVE WESTPORT CT 06880				
6.	AERHEE LEE 15 COMPO HILL AVE WESTPORT, CT 06880				



Certificate of Mailing — Firm

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

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	STEVEN DOLBERG & LESLIE GORDON 19 BUENA VISTA DRIVE WESTPORT CT 06880	60	50		
2.	JOHN & MARKLEY RIZZI 21 BUENA VISTA DRIVE WESTPORT CT 06880				
3.	STEVEN & JODIE MYSEL 28 BUENA VISTA DRIVE WESTPORT CT 06880				
4.	CAROLINE & ROBERT MUIR 26 BUENA VISTA DRIVE WESTPORT CT 06880				
5.	MARY & PATRICK MCKENNA 24 BUENA VISTA DRIVE WESTPORT CT 06880				
6.	VERMA & GAUTAM PRASAD 20 BUENA VISTA DRIVE WESTPORT CT 06880				

Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 2em;">①</div>	TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 2em;">①</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;">  </div>
Postmaster, per (name of receiving employee) <div style="text-align: center; font-size: 1.5em;">  </div>			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	CATHERINA & RETO JENAL 18 BUENA VISTA DRIVE WESTPORT CT 06880	60	50		
2.	X	X	X		
3.					
4.					
5.					
6.					



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

1. 30 Sniffen Road. 1954
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Jeremy EDEN (310) 600-4745
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 1040 North Lake Shore Dr Apt 22C Chicago IL 60611 jeden@harvestearnings.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Anthony Baldino, 595 Walnut Hill Rd, Thomaston, CT 06787
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) 203-228-1816
Attach copy of letter of authorization from owner.

5. 1677 Square foot home
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. _____
DEMOLITION CONTRACTOR (Please Print) TELEPHONE

RECEIVED Baldino
NOV 21 2022
LICENSE NUMBER
WESTPORT BUILDING
DEPARTMENT

EMAIL _____

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

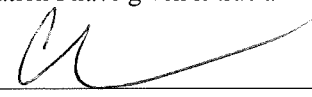
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- 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: Nov 16, 2022

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

PROPERTY OWNER AUTHORIZATION

TO WHOM IT MAY CONCERN:

WE, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PREMISES DESCRIBED AS
FOLLOWS: 30 Sniffen Road, Westport, CT 06880

Anthony Baldino of
Anthony M. Baldino Custom Homes, LLC IS DULY AUTHORIZED FOR AND ON OUR
BEHALF TO EXECUTE ANY AND ALL APPLICATIONS FOR ANY AND ALL PERMITS RELATED
TO THE CONSTRUCTION OF A NEW HOUSE ON MY PROPERTY.

DATE: 11/16/2022

OWNER: Jeremy D Eden

OWNER SIGNATURE: *Jeremy D Eden*

dotloop verified
11/16/22 10:25 AM
EST
OASA-JADI-URSU-J055

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EDEN JUDITH H EST			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	416,900	291,800	
C/O AMY L Y DAY ESQ 55 GREENS FARMS ROAD WESTPORT CT 06880		SUPPLEMENTAL DATA				DWELLING	1-3	157,200	110,000	VISION
		Alt Prcl ID	52990101-55		Lift Hse Asking \$					
1		Historic ID								
		Census	502							
		WestportC	D12							
		Survey Ma	3454							
		Survey Ma								
		GIS ID	C13091000		Assoc Pid#					
						Total		574,100	401,800	

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	
4272 0070	09-19-2022	U	I		0 29										
4002 0349	05-06-2020	U	I		0 29	2021	1-1	291,800	2020	1-1	291,800	2020	1-1	291,800	
2612 0250	10-17-2005	U	I		0 29		1-3	110,000		1-3	110,000		1-3	110,000	
1599 0194	05-28-1998	U	I		0 29										
						Total		401,800	Total		401,800	Total		401,800	

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

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0003	R	0003			

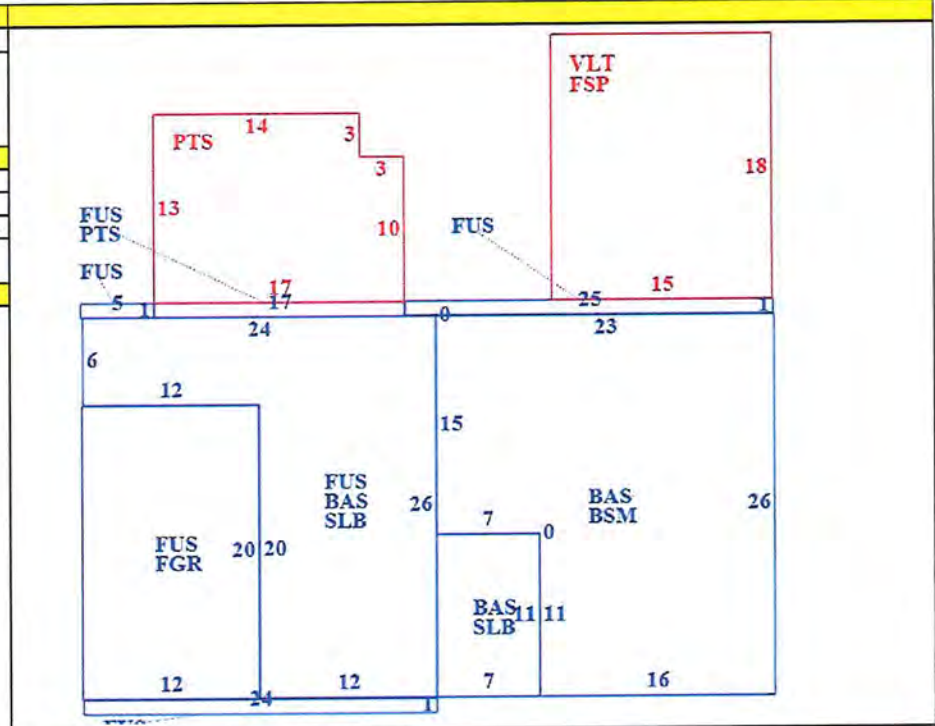
NOTES					
M/ 3454(55) SCUTTLE ATTIC ACCESS BSM=FLR ONLY, OLD=N/V 1 RM COUNTED IN RBM 1-4 FIX BTH					

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								07-23-2020	SR			19	Field Review	
								11-20-2019	PG	6	1	71	Owner Inquiry - Field Insp	
								10-31-2015	VA			80	Data Mailer No Change	
								11-07-2014	MJF			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	101	Single Family Re	A		0.310 AC	360,000.00	2.57616	5	1.00	145	1.450			1.0000	416,900	
Total Card Land Units					0.310 AC	Parcel Total Land Area					0.310	Total Land Value				416,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	02	Split Level	Fireplaces	0	
Model	01	Residential	Ceiling Height	8.00	
Grade:	10	B-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2	11	Clapboard	Adjust Type	Code	Description
Roof Structure:	04	Hip	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		261,922
Interior Flr 1	14	Carpet	Year Built		1954
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		40
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		60
Kitchens	1		Cns Sect Rcnld		157,200
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages			Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	0				
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
GEN	Generat			B	1	0.01	2017	6	60	5	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	982	982		119.32	117,170	
BSM	Basement Area	0	521		23.82	12,409	
FGR	Garage	0	240		47.73	11,454	
FSP	Porch, Screen	0	270		30.05	8,114	
FUS	Upper Story, Finished	695	695		119.32	82,926	
PTS	Patio - Stone	0	229		17.72	4,057	
SLB	Slab	0	461		0.00	0	
VLT	Vaulted Ceiling	0	270		6.19	1,670	
Ttl Gross Liv / Lease Area		1,677	3,668			237,800	



Order Confirmation

Ad Order Number 0002741279	Customer Account 354377
Sales Rep. aeck	Customer Information ANTHONY M BALDINO CUSTOM HOMES, LI 595 Walnut Hill Rd THOMASTON CT 06787 USA
Order Taker aeck	
Ordered By Kim Baldino	Phone: 2032281817
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

<p align="center">LEGAL NOTICE OF INTENT TO DEMOLISH</p> <p>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 30 Sniffen Rd, Westport, CT has been filed in the Office of the Town Building Official on November 22, 2022.</p> <p>Name and address of the contract vendee: 30 Sniffen Road LLC 98 Hattertown Rd Newtown, CT 06470</p> <p>Age of the building/s or structure/s: 68 years</p> <p>Square footage of the building/s or structure/s: House 1677 square feet</p> <p>The application is currently pending and available for public inspection in the office of the Town Building Official.</p>

Ad Cost	Payment Amt	Amount Due
\$52.08	\$0.00	\$52.08

Blind Box **Materials**

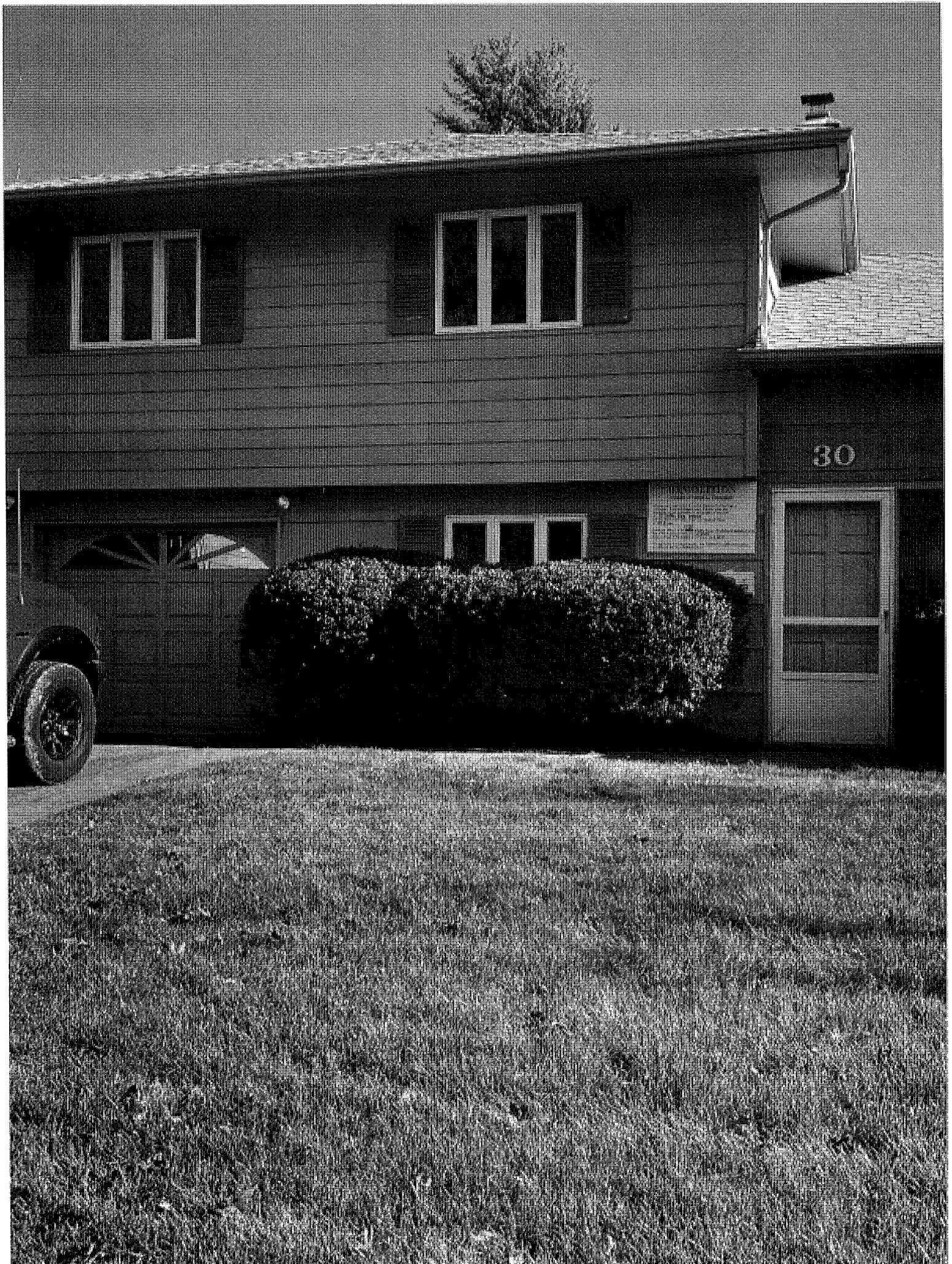
Order Notes

Ad Number 0002741279-01	External Ad #	Pick Up Number
Ad Type Legal Liners	Ad Size 2 X 21 li	PO Number
Color \$0.00	Color Requests	

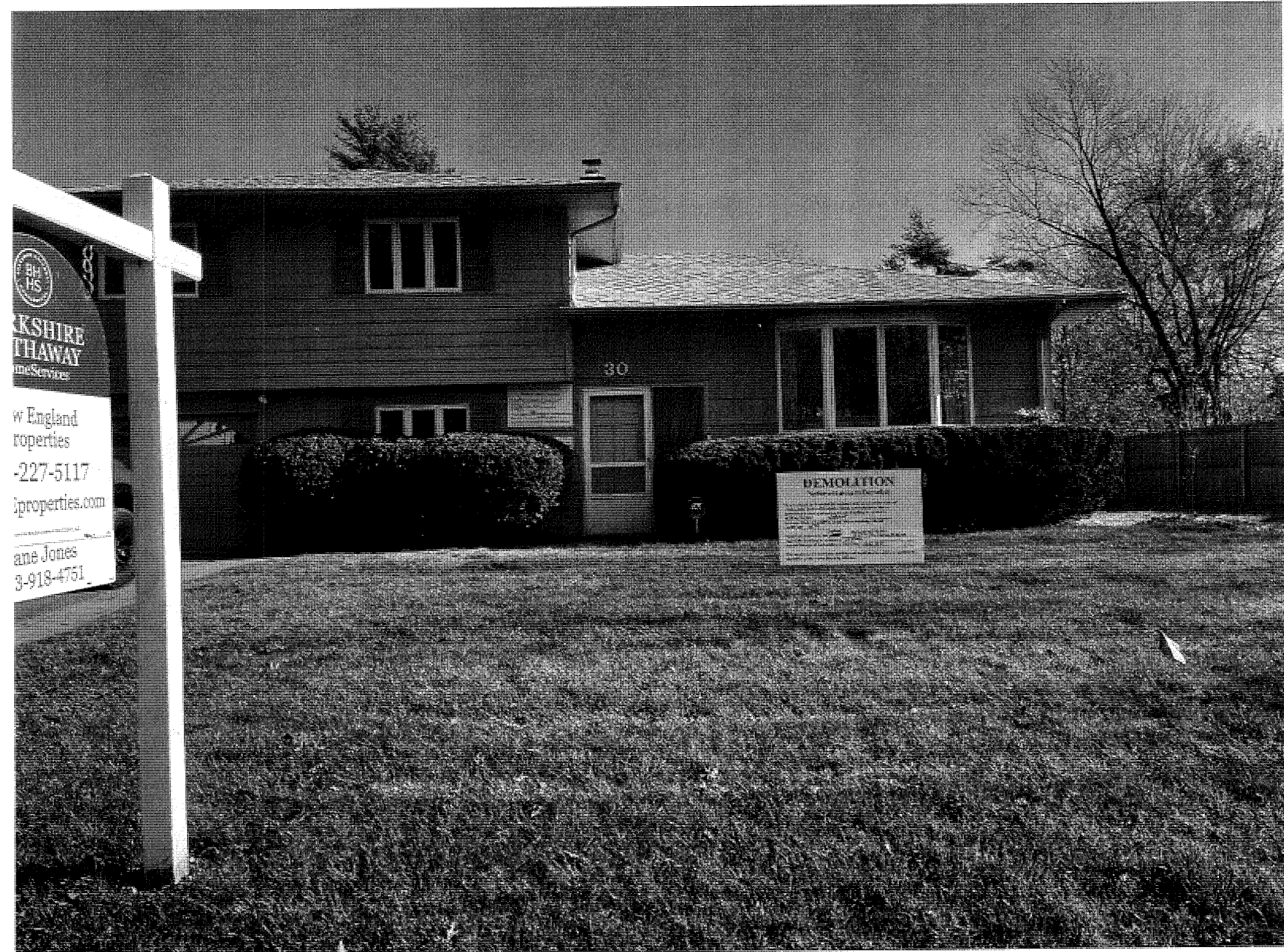
Product and Zone Westport News	# Inserts 1	Placement Public Notices
--	-----------------------	------------------------------------

Note: Retail Display Ads May Not End In Identified Placement

Run Dates
12/ 2/2022



30



BERKSHIRE
HATHAWAY
Home Services

New England
properties
-227-5117
properties.com
Jane Jones
3-918-4761

30

DEMOLITION
We are a full-service demolition company. We have been in business for over 20 years. We are licensed and bonded. We have a proven track record of successful projects. We are currently looking for new clients. Call us today for a free estimate.

November 18, 2022

Dear Mr Tseng,

This letter is to notify you of the intent to demolish, at a later date, the house at 30 Sniffen Road.

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

Sincerely,

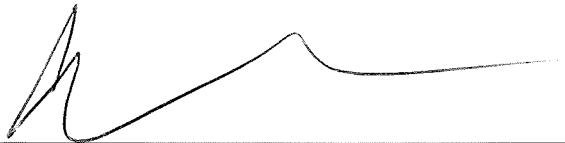
A handwritten signature in black ink, appearing to be 'A' followed by a long, sweeping horizontal line that curves slightly upwards at the end.

Anthony M Baldino
Anthony M Baldino Custom Homes, LLC

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:

1. Mr. Tseng - 18 Sniffen Rd.
2. Mr + Mrs Zipkin - 31 Sniffen Rd.
3. Mr + Mrs Dannenberg - 32 Sniffen Rd.
4. Ms. Hornbostel + Mr Scotto - 33 Sniffen Rd.
5. Mr. Shikowitz + Ms. McCarron - 29 Sniffen Rd.
6. Mr + Mrs Coley - 14 Sniffen Rd.
7. Mr + Mrs Choi - 17 Loren Lane



Signature of owner or authorized agent

Nov 16, 2022

Date

Anthony M. Baldino - Anthony M. Baldino Custom Homes, LLC

Print Name

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: Baldino Custom Homes, LLC
595 Walnut Hill Rd
Thomaston CT 06287
 To: Mr + Mrs Chley
14 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 WALNUT Hill Rd
Thomaston CT 06287
 To: Mr + Mrs Dannenberg
33 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 WALNUT Hill Rd
Thomaston CT 06287
 To: Mr + Mrs Zepkin
31 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 Walnut Hill Rd
Thomaston CT 06287
 To: Ms Higbasted + Mr See
33 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 Walnut Hill Rd
Thomaston CT 06287
 To: Mr. Shikowitz + Mrs. McE
29 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 Walnut Hill Rd
Thomaston CT 06287
 To: Mr Tseng
18 Spiffen Rd
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

UNITED STATES POSTAL SERVICE
Certificate of Mailing
 The Certificate of Mailing printed on this form has been prepared to assist in the mailing of documents for access to records and information.
 From: AMB Custom Homes LLC
595 Walnut Hill Rd
Thomaston CT 06287
 To: Mr + Mrs Choi
19 Liven Lane
Westport CT 06880
 POSTAGE PAID
 PERMIT NO. 1077
 WESTPORT, CT
 POSTAL ZIP CODE
\$1.75
 PS Form 3817, April 2007 PSN 7530-02-000-9085

From: [Amy](#)
To: [Douglass, Donna](#)
Cc: [Alan Zipkin](#)
Subject: Fillow Flower Estates --Suburban Development circa 1955
Date: Tuesday, November 22, 2022 9:25:02 AM

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Donna Douglass,
I hope you are well.

Amy Zipkin, here, a 37.5 year resident of Westport, Connecticut.

I write to you today with a bit of Westport history and a concern that this history is about to be erased in the name of progress and higher tax base for the town.

I live at 31 Sniffen Road. My home is part of a development of 88 homes that were erected on non-conforming .28 and .30 lots in 1955 and 1956 and at the time called Fillow Flower Estates.

It was a time when I-95 was being constructed (it would open in 1958) and as you likely know split in half an existing community in Saugatuck.

Between 1950 and 1960 according to U.S. Census Bureau statistics, the town's population nearly doubled from 11,000 to almost 21,000. And this development, according to those who lived here then, was part of that boom.

As the story was told to me, the property had been a nursery and was sold to a developer named Raymond Winnick. The town granted Mr. Winnick a zoning variance to build on smaller lots, then thought better of it and tried to rescind it.

Mr. Winnick however, was apparently undeterred. In the middle of the night he poured concrete foundations for the homes and the town, apparently unwilling to engage in a legal battle relented.

I should add here the original deed for the homes came with communal water rights to Lees Pond. How and why these rights were never passed on to subsequent owners remains something of a mystery.

Several months ago, Judith Eden, who I believe was the last surviving original owner of one of the properties—30 Sniffen Road passed away.

Last week, not one but two demolition signs appeared on the property, one on the grass, the other on the house.

The streets that comprise Fillow Flower Estates—Sniffen Road, Loren Lane and Calumet Road and Fillow Street on the other side of Clinton Avenue are among the last of what could be considered an actual starter neighborhood in Westport.

Up until now there have been a few “tear downs” on Sniffen Road but for the most part these are at the perimeter of the development.

Now it appears a builder, Anthony Baldino, is about to propose a home way out of size and scale and price for the neighborhood.

While such a house would likely bring additional money to town coffers, it would also eliminate an entry level house in the town.

Several homes in the development, 7 Sniffen Road ongoing, 12 Fallow Street for another, have been redeveloped within the existing footprint in keeping with the size and scale of the development.

Westport has a Demolition Delay Ordinance. I urge the members of the HDC not to simply rubber stamp a demolition but use the time this ordinance allows to delve into the rich history of Fallow Flower Estates and to familiarize themselves with options other than demolition for 30 Sniffen Road.

And I would welcome the chance to discuss with you how the building of Fallow Flower Estates embodied suburban development of mid-20th century America, as much a part of Westport's prosperity as any other interval of time.

Thank you for your consideration,

Amy Zipkin

amyzipkin@gmail.com

203 226-7825



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



WESTPORT BUILDING DEPARTMENT

1. 25 Sycamore Avenue Westport CT 1940 WESTPORT BUILDING DEPARTMENT
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Office)

2. Chinedu Christine Bolu 646-535-5070
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 8 Narden Place, APT 106, Norwalk CT 06855 c.bolu@docklandcorp.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. David Pramer P.O. Box 341 Greens Farms CT 06858
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner. rwsrvs@gmail.com

5. 3472
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. George J Patrick Jr 203-673-4051 OMCR.001068
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

Rwsrvs@gmail.com
EMAIL

[X] 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).

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

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

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

Meeting Date of Historic District Commission to consider demolition: _____

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechservicesusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (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 *mberbund@westport.com*
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793 *mber glund*
- 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: *David B...* DATE: 10/13/2017

SIGNATURE OF DEMOLITION CONTRACTOR: *[Signature]* 10/13-22

SIGNATURE OF BUILDING OFFICIAL: _____

TO WHOM IT MAY CONCERN,

I Chinedu Christian Bolu, give permission to **DPS SERVICES AND RW SERVICES**
to take any and all necessary action to obtain demolition permit for the property on
254 Saugatuck Avenue, Westport CT 06880



Owner of property:

Date: 10/14/2022

Authorized Agents:

DPS Services [Signature]

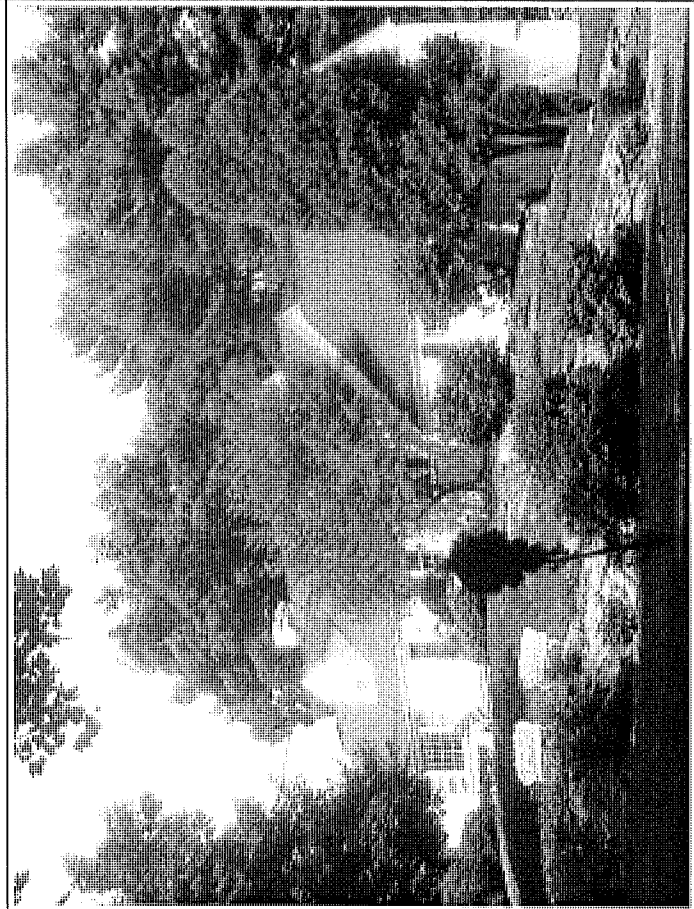
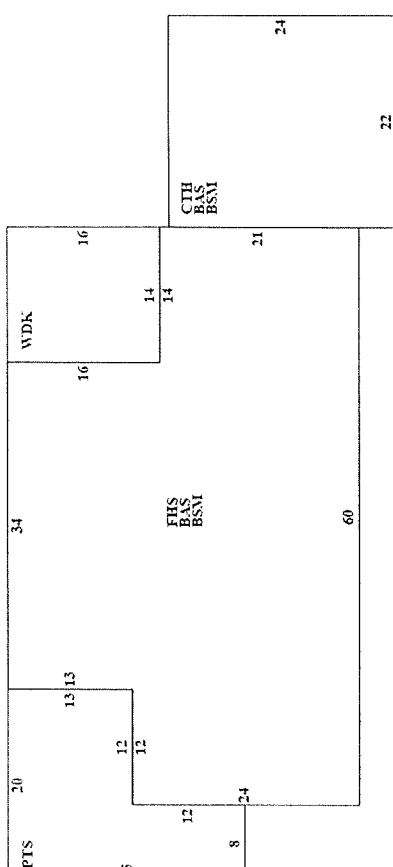
RW Services

[Signature]

Date:

10/14/2022

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd	Description	Element	Cd	Description								
Style: 04		Cape Cod	Fireplaces	2									
Model: 01		Residential	Ceiling Height	8.00									
Grade: 10		B-	Elevator										
Stories: 1.5		1 1/2 Stories	CONDO DATA										
Occupancy: 1		Brick Veneer	Parcel Id	C	Owne								
Exterior Wall 1: 19		Cedar or Redwd	Adjust Type	Code	Description								
Exterior Wall 2: 12		Gable	Condo Flr		Factor%								
Roof Structure: 03		Asphalt Shingl	Condo Unit										
Roof Cover: 03		Drywall	COST / MARKET VALUATION										
Interior Wall 1: 05		Hardwood	Building Value New		585,548								
Interior Wall 2: 12		Oil	Year Built		1940								
Interior Flr 1: 02		Hot Water	Effective Year Built		A-								
Interior Flr 2: 05		Central	Depreciation Code		K								
Heat Fuel: 03		3 Bedrooms	Remodel Rating		2017								
Heat Type: 03		3 Full Baths	Year Remodeled		42								
AC Type: 03		9 Rooms	Depreciation %		1								
Total Bedrooms: 3		Average	Functional Obsol		58								
Total Bathrms: 0		Average	External Obsol		339,600								
Total Xtra Fixtrs: 1		Kitchens	Trend Factor										
Total Rooms: 9		Whirlpool Tubs	Condition										
Bath Style: 02		Hot Tubs	Condition %										
Kitchen Style: 02		Sauna (SF Area)	Percent Good										
Whirlpool Tubs		Fin Basement	Cns Sect Rcnld										
Hot Tubs		Fin Bsmt Qual	Dep % Ovr										
Sauna (SF Area)		Bsmt Garages	Dep Ovr Comment										
Fin Basement		Interior Cond	Misc Imp Ovr										
Fin Bsmt Qual		Fireplaces	Misc Imp Ovr Comment										
Bsmt Garages		Ceiling Height	Cost to Cure Ovr										
Interior Cond			Cost to Cure Ovr Comment										
Fireplaces													
Ceiling Height													
8.00													
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Describe	Sub	Sub Ty	L/B	Units	Unit Pric	Unit Pric	Cond.	C	% Gd	Grade	Grade A	Appr. V
BAS	First Floor				2,368								308,118
BSM	Basement Area				0								61,676
CTH	Cathedral Ceiling				528								13,792
FHS	Half Story, Finished				1,840								143,649
PTS	Patio - Stone				356								6,896
WDK	Deck, Wood				224								2,863
Ttl Gross Liv / Lease Area												7,684	536,994



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
BOLU CHINEDU CHRISTIAN & NANA		6 Septic 2 Public Water		1 Public		RES LAND DWELLING		6158 WESTPORT, CT		Assessed 403,200 237,700	
254 SAUGATUCK AVE		Alt Prcl ID 5267055		Lift Hse Asking \$		Assoc Pid#		VISION		Appraised 576,000 339,600	
WESTPORT CT 06880		Historic ID 504		Census WestportC J25		Survey Ma 5123				Code 1-1 1-3	
1		GIS ID B04017000								Total 915,600 640,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
BOLU CHINEDU CHRISTIAN & NANA		4083	02-09-2021	Q	I	929,000	00
BELL MELANIE S		1141	02-28-1992	U	I	0	29
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount
Nbhd	Sub		Tracing		
0001	R				

Notes: MI 5123, 2814; MBTH = 4 FIX; RD = 1-FULL, 1-12', 1-10'

BUILDING PERMIT RECORD		Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id								

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		08-10-2020	VA			80	Data Mailer No Change
		05-22-2020	SR			19	Field Review
		03-02-2020	VA			60	Mailer Sent
		07-24-2019	PG			56	Changed as a result of disc
Total Appraised Parcel Value							915,600

LAND LINE VALUATION SECTION		Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
B	Use Code	101	AA	Single Family Re	1.000	AC	360,000.00	1.00000	5	0.80	200	2.000	HOUSE SITED AT REAR/LEDG	1.0000	576,000				
Total Card Land Units														1.000	AC	Parcel Total Land Area	1	Total Land Value	576,000

This signature acknowledges a visit by a Data Collector or Assessor



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
USPS Tracking Number Firm-specific Identifier	14	14	
Postmaster, per (name of receiving employee) <i>K Walker</i>			
1. Emmert Eric 9 Eno lane Westport CT 06880			
2. Healy Arlene 11 Eno lane Westport CT 06880			
3. Solder John 13 Eno lane Westport CT 06880			
4. Bandini, Matthew 12 Eno lane Westport CT 06880			
5. Kait Lydia 8 Eno lane Westport CT 06880			
6. Sharpe Michael 8 Eno lane Westport CT 06880			

U.S. POSTAGE PAID
 TRUMBULL, CT
 06611
 OCT 18, 2016
 AMOUNT
\$7.00
 R2905H127528-10



0000

See Reverse for Instructions

DPS SERVICES

This letter is to inform all abutting neighbors of intent to demolish the property on:

254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Maloun
100 Gray Rock Rd
Trumbull CT 06611

Emmert Eric
9 Eno lane
Westport, CT 06880

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Maloun
100 Gray Rock Rd
Trumbull CT 06611

Healy Arlene
11 Eno lane
Westport CT 06880

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

Maloun
Gray Rock Rd
CT 06611

Lydia Kait
12 Eno lane
Westport CT 06880

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Maloun
100 Gray Rock Rd
Trumbull CT 06611

Michael Sharpe

Best Regards,
DPS SERVICES
10/18/2022

Best Regards,
DPS SERVICES
10/18/2022

William Habum
100 Gray Rock Rd
Trumbull CT 06611

William Habum
100 Gray Rock Rd
Trumbull CT 06611

Healy Arlene
11 Eno Lane
Westport CT 06880

Emmert Eric
9 Eno Lane
Westport, CT 06880

DPS SERVICES

DPS SERVICES

This letter is to inform all abutting neighbors of intent to demolish the property on:
254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022
The sign was posted on the house on 10/17/2022.

This letter is to inform all abutting neighbors of intent to demolish the property on:
254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022
The sign was posted on the house on 10/17/2022.

Best Regards,
DPS SERVICES
10/18/2022

Best Regards,
DPS SERVICES
10/18/2022

William Habum
100 Gray Rock Rd
Trumbull CT 06611

Lydia Katt
12 Eno Lane
Westport CT 06880

William Habum
100 Gray Rock Rd
Trumbull CT 06611

Michael Sharpe

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Habour
100 Gray Rock Rd
Trombore CT 06811

Solder John
13 Eno Lane
Westport CT 06880

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Habour
100 Gray Rock Rd
Trombore CT 06811

Matthew Bordini
13 Eno Lane
Westport CT 06880

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Habour
100 Gray Rock Rd
Trombore CT 06811

Melanie Bell
250 Saugatuck Avenue
Westport CT 06880

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

The sign was posted on the house on 10/17/2022.

Best Regards,

DPS SERVICES
10/18/2022

William Habour
100 Gray Rock Rd
Trombore CT 06811

Carolyn Bosan
22 Burritts Lads
Westport CT 06880

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10/18/2022

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Best Regards,

DPS SERVICES
10/18/2022

William Holburn
100 Gay Rock Rd
Trumbull CT 06611

David Stone
25 Burnetts Ln D6 S
Westport, CT 06880

William Holburn
100 Gay Rock Rd
Trumbull CT 06611

Sandra G Wagenfeld
2 Judy Pt Lane
Westport CT 06880

DPS SERVICES

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Best Regards,

DPS SERVICES
10/18/2022

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

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DPS SERVICES
10/18/2022

William Holburn
100 Gay Rock Rd
Trumbull CT 06611

Alan Kleinberg
15 One Lane
Westport CT 06880

William Holburn
100 Gay Rock Rd
Trumbull CT 06611

Perry Winter
PO Box 340 - 23 Hubbard Rd
Wilton CT 06897-0340

Parcel Number: 004010000
 CAMA Number: 004010000
 Property Address: 254 SAUGATUCK AVE
 WESTPORT, CT 06880

Abutters:

Parcel Number: 004010000 CAMA Number: 004010000 Property Address: 9 ENO LN	Mailing Address: EMMERT ERIC & KELLY 9 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004011000 CAMA Number: 004011000 Property Address: 11 ENO LN	Mailing Address: HEALY ANLENE 11 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004012000 CAMA Number: 004012000 Property Address: 13 ENO LN	Mailing Address: GOLDER JOHN E JR & HILARY 13 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004013000 CAMA Number: 004013000 Property Address: 12 ENO LN	Mailing Address: BANDINI MATTHEW G & CHRISTINE 12 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004014000 CAMA Number: 004014000 Property Address: 8 ENO LN	Mailing Address: KALT LYDIA TRUSTEE 8 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004015000 CAMA Number: 004015000 Property Address: 6 ENO LN	Mailing Address: SHARPE MICHAEL W & CAROL J 6 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 004018000 CAMA Number: 004018000 Property Address: 250 SAUGATUCK AVE	Mailing Address: BELL MELANIE 254 SAUGATUCK AVE WESTPORT, CT 06880 ✓
Parcel Number: 004020000 CAMA Number: 004020000 Property Address: 20 BURRITTS LNDG S	Mailing Address: BOYAN CAROLYN 20 BURRITTS LNDG S WESTPORT, CT 06880 ✓
Parcel Number: 004023000 CAMA Number: 004023000 Property Address: 23 BURRITTS LNDG S	Mailing Address: STONE DAVID H TR & JUDITH TR 23 BURRITTS LNDG S WESTPORT, CT 06880 ✓
Parcel Number: 004028000 CAMA Number: 004028000 Property Address: 2 JUDY PT LN	Mailing Address: WADENFELD SANDRA G 2 JUDY PT LN WESTPORT, CT 06880 ✓

Parcel Number: 005010000
 CAMA Number: 005010000
 Property Address: 15 ENO LN
 WESTPORT, CT 06880

Abutters:

Parcel Number: 005010000 CAMA Number: 005010000 Property Address: 16 ENO LN	Mailing Address: WINTER PERRY J & KATHY L 16 ENO LN WESTPORT, CT 06880 ✓
Parcel Number: 005010000 CAMA Number: 005010000 Property Address: 16 ENO LN	Mailing Address: WINTER PERRY J & KATHY L PO BOX 340 23 HUBBARD RD WILTON, CT 06897-0340 ✓
Parcel Number: 005011000 CAMA Number: 005011000 Property Address: 244 SAUGATUCK AVE	Mailing Address: DAVID ELWOOD B & CATHERINE L 244 SAUGATUCK AVE WESTPORT, CT 06880 ✓

DPS SERVICES

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254 Saugatuck Avenue, Westport CT 06880. The demo application was submitted on 10/17/2022

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DPS SERVICES
 10/18/2022

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Best Regards,

DPS SERVICES
 10/18/2022

William Holam
 100 Gray Rock Rd
 Westport CT 06881

Dans Elwood
 244 Saugatuck Avenue
 Westport CT 06880

William Holam
 100 Gray Rock Rd
 Trumbull CT 06606

Charmers Landing Property LLC
 6400 Georgetown Pike
 McLean, VA 22104



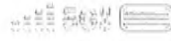
Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
USPS® Tracking Number Firm-specific Identifier	14	14	OCT 18 2007
Postmaster, per (name of receiving employee)	Kwaker		
1.	Bell Melanie	250 Saugatuck Ave Westport CT 06880	Postage
2.	Boyan Carolyn	22 Burritts Lnds S Westport CT 06880	Fee
3.	Stone David HTR	25 Burritts LNDG S Westport CT 06880	Special Handling
4.	WageAfield Sandra G	2 Judy Pt LN Westport CT 06880	Parcel Airlift
5.	Charles		
6.	Charm's Landing Property LLC	6400 George Town Ave McLean VA 22101	



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
USPS® Tracking Number Firm-specific Identifier	14	14	OCT 18 2022	
1. Postmaster, per (name of receiving employee)	Kwaker			
Address (Name, Street, City, State, and ZIP Code™)	Kleinberg alan 15 Eno lane westport CT 06880			
1.	Winter Perry J PO Box 340 - 23 Hubbral Kd Wilkn CT 06897-0340			
2.	Darrs Elwood B 244 Saugatuck avenue Westport CT 06880			
3.				
4.				
5.				
6.				



<u>Ad Order Number</u> 0002734930	<u>Customer Account</u> 357196
<u>Sales Rep.</u> m/utchings	<u>Customer Information</u> RW SERVICES
<u>Order Taker</u> m/utchings	100 Gray rock road TRUMBULL CT 06611 USA
<u>Orderd By</u> EMAIL	Phone: 2037069896
<u>Order Source</u> Phone	FAX: EMail:

Ad Content Proof
Note: Ad size does not reflect actual ad

PUBLIC NOTICE
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 254 Saugatuck Avenue has been filed with Town Building Official on 10/17/2022

Name and Address of Owner:
Chinedu Christian and Nana Bolu
254 Saugatuck Avenue
Westport, CT 06890

Year built and size of structure 1940/3472sqft

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

<u>Ad Cost</u>	<u>Payment Amt</u>	<u>Amount Due</u>
\$78.75	\$78.75	\$0.00
<u>Blind Box</u>	<u>Materials</u>	

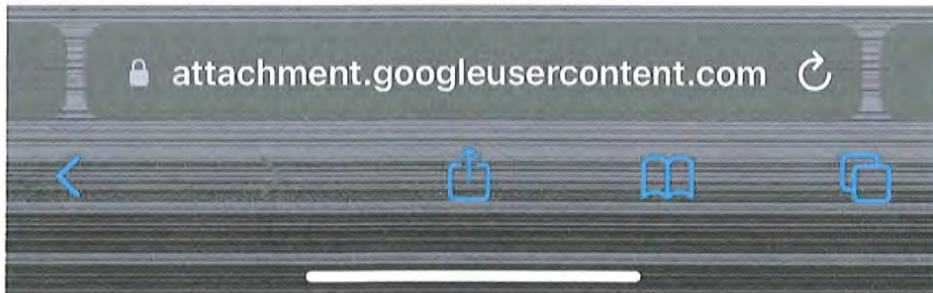
Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002734930-01		
<u>Ad Type</u> BR Legal Lner	<u>Ad Size</u> 2 X 12 I	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

<u>Product and Zone</u>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	DR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
10/21/2022





DEMOLITION

NOTICE TO NEIGHBORS

DATE: 10/15/2023

TIME: 8:00 AM - 5:00 PM

LOCATION: 12345 MAIN ST

CITY: BOSTON, MA

STATE: MA

COUNTY: SUFFOLK

PROJECT: DEMOLITION

CONTACT: 617-555-1234

WEBSITE: WWW.DEMOLITION.COM

PHONE: 617-555-1234

FAX: 617-555-1234

EMAIL: INFO@DEMOLITION.COM

ADDRESS: 12345 MAIN ST

CITY: BOSTON, MA

STATE: MA

COUNTY: SUFFOLK

PROJECT: DEMOLITION

CONTACT: 617-555-1234

WEBSITE: WWW.DEMOLITION.COM

PHONE: 617-555-1234

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EMAIL: INFO@DEMOLITION.COM

ADDRESS: 12345 MAIN ST

CITY: BOSTON, MA

STATE: MA

COUNTY: SUFFOLK

PROJECT: DEMOLITION

CONTACT: 617-555-1234

WEBSITE: WWW.DEMOLITION.COM

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 254 Saugatuck Ave Westport, CT has been filed in the Office of the Town Building Official on 10/17/2022

Name and address of the owner: Chinedu Christian Bolu
Age of the building or structure: 8 Narden Place Norwalk, CT 06855
Square footage of the building or structure: 3472

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