



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

RECEIVED

MAR 13 2023

WESTPORT BUILDING
 DEPARTMENT

1. 114 Beachside Avenue Westport, CT 06880
 ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. Bella Luna LLC
 NAME OF CURRENT PROPERTY OWNER (Please Print)

(203) 323-2200
 TELEPHONE

3. 116 Beachside Avenue Westport, CT 06880
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

Invoices@SBPHomes.com
 EMAIL

4. Sound Beach Partners/SBP Homes 289 Selleck St Stamford, CT 06902
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 10,000
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Stuart Excavating/Rockwood LLC
 DEMOLITION CONTRACTOR (Please Print)

(203) 261-7770
 TELEPHONE

HIC.0638480
 LICENSE NUMBER

accounting@stuartexcavating.com
 EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____


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


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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@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 scgdemolitions@avangrid.com (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 3/10/23

SIGNATURE OF DEMOLITION CONTRACTOR:  3/10/23

SIGNATURE OF BUILDING OFFICIAL: _____

March 9, 2023

From:

Gary Reiner/ Bella Luna LLC
114 Beachside Ave
Westport, CT 06880

To:

Town of Westport, Building Department
515 Post Road East, 2nd Floor
Westport, CT 06880

I, Gary Reiner/Bella Luna LLC, do hereby grant permission to Sound Beach Partners/SBP Homes to act as my agent in all aspects in order to obtain a Demolition permit from the Town of Westport for the property located at 114 Beachside Avenue.

Best Regards,

A handwritten signature in cursive script that reads "Gary Reiner". The signature is written in black ink and is positioned above a horizontal line.

Gary Reiner/Bella Luna LLC



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 0002763044	Customer Account 204564
Sales Rep. sreed	Customer Information SOUND BEACH PARTNERS LLC 289 SELLECK STREET STAMFORD CT 06902 USA
Order Taker sreed	Phone: 2033232200
Ordered By EDWIN PEREZ	Fax:
Order Source E-mail	E-Mail: JHoffman@Soundbeachpartners.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE
 Intent to demolish the three story structure located at:
 114 Beachside Avenue Westport CT 06880
 The age of the structure is 112 years old
 Size of structure: approx. 8482 sqft
 Property owner is Bella Luna LLC 116 Beachside Avenue Westport
 CT 06880

Ad Cost \$14.88	Payment Amt \$0.00	Amount Due \$14.88
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002763044-01	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
3/17/2023



Notification of Demolition

Notice is hereby given on this day Monday March 13, 2023 that Sound Beach Partners LLC has filed an application with Westport Building Department to demolish the building or structure described below:

Address:	114 Beachside Avenue Westport CT 06880
Type of building or structure:	Single Family House
Owner's name:	Bella Luna LLC
Owner's address:	116 Beachside Avenue Westport CT 06880
Date of Proposed Demolition:	April 13, 2023

Applicant
Sound Beach Partners LLC
289 Selleck Street
Stamford CT, 06902



250 foot Abutters List Report

Westport, CT
March 08, 2023

Subject Property:

Parcel Number: I06028000
CAMA Number: I06028000
Property Address: 114 BEACHSIDE AVE

Mailing Address: BELLA LUNA LLC
116 BEACHSIDE AVE
WESTPORT, CT 06880

Abutters:

Parcel Number: I06001000
CAMA Number: I06001000
Property Address: BEACHSIDE AVE

Mailing Address: AUDOBON SOCIETY STATE OF CONN
2325 BURR ST
FAIRFIELD, CT 06824

Parcel Number: I06002000
CAMA Number: I06002000
Property Address: 115 BEACHSIDE AVE

Mailing Address: MCIVER KAREN
115 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06003000
CAMA Number: I06003000
Property Address: 117 BEACHSIDE AVE

Mailing Address: CASTEDO CARMEN
117 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06009000
CAMA Number: I06009000
Property Address: 5 HEDLEY FARMS RD

Mailing Address: FIVE HEDLEY FARMS RD LLC
88 MORNINGSIDE DR S
WESTPORT, CT 06880

Parcel Number: I06010000
CAMA Number: I06010000
Property Address: 11 HEDLEY FARMS RD

Mailing Address: OCONNELL JERID AND
11 HEDLEY FARMS RD
WESTPORT, CT 06880

Parcel Number: I06025000
CAMA Number: I06025000
Property Address: 122 BEACHSIDE AVE

Mailing Address: BENTLEY ANDREW TRUSTEE
122 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06026000
CAMA Number: I06026000
Property Address: 120 BEACHSIDE AVE

Mailing Address: BENTLEY ANDREW AND GARLAND
FIONA
128 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06027000
CAMA Number: I06027000
Property Address: 116 BEACHSIDE AVE

Mailing Address: BELLA LUNA LLC
116 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06030000
CAMA Number: I06030000
Property Address: 110 BEACHSIDE AVE

Mailing Address: 110 BEACHSIDE LLC
1209 ORANGE STREET
WILMINGTON, DE 19801

Parcel Number: I06031000
CAMA Number: I06031000
Property Address: 106 BEACHSIDE AVE

Mailing Address: NELIS HENDRIK WILLEM
21 UPPER PHILLIMORE GARDENS
LONDON, NULL W8 7HF



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.

7020 2450 0000 4051 1243

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Wilmington, DE 19801

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023

Sent To
110 BEACHSIDE LLC 1208
ORANGE STREET WILMINGTON,
City, State, DE 19801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6221 7020 2450 0000 4051 1239

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Westport, CT 06880

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023

Sent To
FIVE HEDLEY FARMS RD LLC
88 MORNINGSIDES DR S
City, State, WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6221 7020 2450 0000 4051 1243

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Westport, CT 06880

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023

Sent To
BENTLEY ANDREW TRUSTEE
122 BEACHSIDE AVE
City, State, WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6221 7020 2450 0000 4051 1239

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023

Sent To
CASTEEO CARMEN
117 BEACHSIDE AVE
City, State, WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0000 4051 1212

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OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	03/10/2023
Total Postage and Fees	\$8.13	

Sent To
Street Address MCIVER KAREN
115 BEACHSIDE AVE
City, State, ZIP+4® WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0000 4051 1267

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Fairfield, CT 06824

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	03/10/2023
Total Postage and Fees	\$8.13	

Sent To
Street Address AUDUBON SOCIETY STATE OF CONN
2325 BURR ST
City, State, ZIP+4® FAIRFIELD, CT 06824

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0000 4051 1250

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Westport, CT 06880

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	03/10/2023
Total Postage and Fees	\$8.13	

Sent To
Street Address BENTLEY ANDREW AND
GARLAN 128 BEACHSIDE AVE
City, State, ZIP+4® WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0000 4051 1199

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Westport, CT 06880

OFFICIAL USE

Certified Mail Fee	\$4.15	0910
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	03/10/2023
Total Postage and Fees	\$8.13	

Sent To
Street Address O'CONNELL JERID AND 11
HEDLEY FARMS RD WESTPORT,
City, State, ZIP+4® CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

114

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 114 BEACHSIDE AVENUE has been filed in the Office of the Town Building Official on MARCH 20, 2023.

Name and address of the owner: BELLA LUNA LLC, 114 BEACHSIDE AVE
Age of the building or structure: 1911 approx. 12 years old
Square footage of the building or structure: 13,000 approx. feet

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



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at dcp.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address.

Visit our website at www.ct.gov/dcp to verify registrations, apply online and to obtain the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

HOME IMPROVEMENT CONTRACTOR

STUART EXCAVATING LLC

64 Cambridge Drive

Monroe, CT 06468

STUART EXCAVATING LLC

64 Cambridge Drive

Monroe, CT 06468

Registration #	Effective	Expiration
HIC.0638480	04/01/2023	03/31/2024

SIGNED _____

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

STUART EXCAVATING LLC

64 Cambridge Drive

Monroe, CT 06468

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration #: HIC.0638480

Effective: 04/01/2023

Expiration: 03/31/2024



Michelle Seagull, Commissioner

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY

Town No.: _____ Site No.: **15**

UTM: _____

QUAD: _____

DISTRICT: S NR IF NR, SPECIFY: Actual Potential

IDENTIFICATION

1. BUILDING NAME (Common) Cole-Hinkel Estate Garage (Historic) same

2. TOWN/CITY Westport VILLAGE _____ COUNTY Fairfield

3. STREET AND NUMBER (and/or location) 114 Beachside Ave. 5452-5/9-1

4. OWNER(S) Gibbons, Maxfield S. Public Private

5. USE (Present) Residence (Historic) Residence/Garage

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN _____

DESCRIPTION

7. STYLE OF BUILDING Tudor DATE OF CONSTRUCTION ca. 1911

8. MATERIAL(S) (Indicate use or location when appropriate)

Clapboard Asbestos Siding Brick Other (Specify) _____

Wood Shingle Asphalt Siding Fieldstone

Board & Batten Stucco Cobblestone

Aluminum Siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM

Wood frame Post and beam balloon

Load bearing masonry Structural iron or steel

Other (Specify) _____

10. ROOF (Type)

Gable Flat Mansard Monitor sawtooth

Gambrel Shed Hip Round Other (Specify) _____

(Material)

Wood Shingle Roll Asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES 2 APPROXIMATE DIMENSIONS 40x32

12. CONDITION (Structural) (Exterior)

Excellent Good Fair Deteriorated Excellent Good Fair Deteriorated

13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN

On original site Moved _____ Yes No

14. RELATED BUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage Other landscape features or buildings (Specify) stone wall with original luminaires at entrance.

Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT

Open land Wood-land Residential Scattered buildings visible from site

Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Located at the northwest corner of the former Cole-Hinkel estate, the building is now under separate ownership.

(OVER)

DESCRIPTION (Continued)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

The 2-story, picturesque structure in the English Tudor cottage style was built as a 3-car garage (overhead doors on the east side) with quarters above. Detailed to compliment the Tudor-style main house at 116 Beachside Avenue, the garage is half timbered with brick and fieldstone on the first level of the west side, where the gable roof extends forward to shelter an enclosed porch. A squat, hipped dormer opens the second level on the west, which also has an enclosed porch at the south corner. The outbuilding represents the finest picturesque qualities and casual massing for which the Tudor Revival is known. The building is well preserved.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The garage/quarters was built ca. 1911 by New York attorney John H. Cole who had owned property on Beachside Avenue since 1889. The building appears to be depicted on the 1911 Minor map. It was constructed as an outbuilding for Cole's estate at 116 Beachside Avenue, and it remained a part of that estate until 1973 when it was sold as a separate parcel by John R. Curren. In 1921 the entire estate was sold to New York steel company owner Eugene Hinkel, and then to Dr. Howard Taylor in 1946. Dr. Taylor owned both parcels until 1973. The charming, quaint building, which served as the estate garage with quarters above, was designed to be stylistically compatible with the Tudor Revival main house. It is architecturally more successful than the main house.

SOURCES

Westport Land Records
Adams Manuscript
New York Times. 8 March 1944.
1911 Minor Map.

PHOTO

PHOTOGRAPHER

Mary E. McCahon

DATE

May, 1988

VIEW

West

NEGATIVE ON FILE

CHC 10:13A

COMPILED BY

NAME

Mary E. McCahon, Architectural Historian

DATE

June, 1988

ORGANIZATION

Westport Historic District Commission

ADDRESS

Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

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

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: 114 Beachside Avenue

Name: John Cole/Eugene Hinkel Estate
Garage

NR District:

Local District:

Neg No.: 25:5

HRS ID No.: 0038





TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT **MAR 23 2023**
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT

1. 45 Compo Beach Road | 1931
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. 45 Compo Beach Road, LLC | 203-521-9325
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 45 Compo Beach Road Westport, CT 06880 | Bluewater Home Builders, LLC
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) www.bluewaterhomebuilders.com
EMAIL

4. Bluewater Home Builders, LLC 31 Imperial Avenue Westport, CT
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) **MAR 24 2023**
Attach copy of letter of authorization from owner. WESTPORT BUILDING DEPARTMENT

5. 2,716 Sq FT of Living Area | 714 Sq FT of Wood Deck
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking, LLC | (203) 335-5317 | DMCR 000128
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

Demoman 198 @ AOL.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.

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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:  DATE: 3/23/23

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

45 COMPO BEACH RD, LLC
45 COMPO BEACH ROAD
WESTPORT, CT 06880

January 24, 2023

Town of Westport
110 Myrtle Avenue
Westport, CT 06880

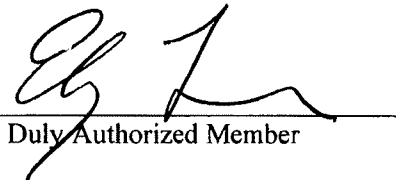
RE: 45 Compo Beach Road, Westport, CT

To Whom It May Concern:

Please be advised that in our capacity as the owner of 45 Compo Beach Road, Westport, CT, we hereby authorize Darren Andreoli, Robert Sprouls or Wade Alix of Bluewater Home Builders, LLC to act as our representative to take any and all actions necessary to apply for and obtain a demolition permit, including, without limitation, appearing before the Historical District Commission.

Sincerely,
45 Compo Beach Rd, LLC

By


Duly Authorized Member

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
LANDAU ELAYNE			3 Public Sewer	1 Public	1 Compo SE	Description	Code	Assessed	Assessed
			2 Public Water			RES LAND	1-1	1,742,600	1,219,800
						DWELLING	1-3	558,900	391,200
						RES OUTBL	1-4	14,100	9,900
45 COMPO BEACH RD		SUPPLEMENTAL DATA				Total		2,315,600	1,620,900
WESTPORT CT 06880		Alt Prcl ID 53150A	Lift Hse Asking \$						
		Historic ID 131							
		Census 505							
		WestportC J16							
		Survey Ma 1731							
		Survey Ma							
		GIS ID D03016000	Assoc Pid#						

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LANDAU ELAYNE		4128	0144	05-21-2021	Q	I	3,200,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
45 COMPO BEACH ROAD LLC		3942	350	08-23-2019	Q	I	2,275,000	00	2021	1-1	1,219,800	2020	1,219,800	2020	1,219,800
STUMBERGER SANDRA H		0871	0084	03-27-1987	U	I	0	29		1-3	391,200		198,200		198,200
										1-4	9,900		9,900		9,900
										1,620,900		Total	1,427,900	Total	1,427,900

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

APPRAISED VALUE SUMMARY	
This signature acknowledges a visit by a Data Collector or Assessor	
Appraised Bldg. Value (Card)	552,000
Appraised Xf (B) Value (Bldg)	6,900
Appraised Ob (B) Value (Bldg)	14,100
Appraised Land Value (Bldg)	1,742,600
Special Land Value	0
Total Appraised Parcel Value	2,315,600
Valuation Method	C
	2,315,600
Total Appraised Parcel Value	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001	0001		

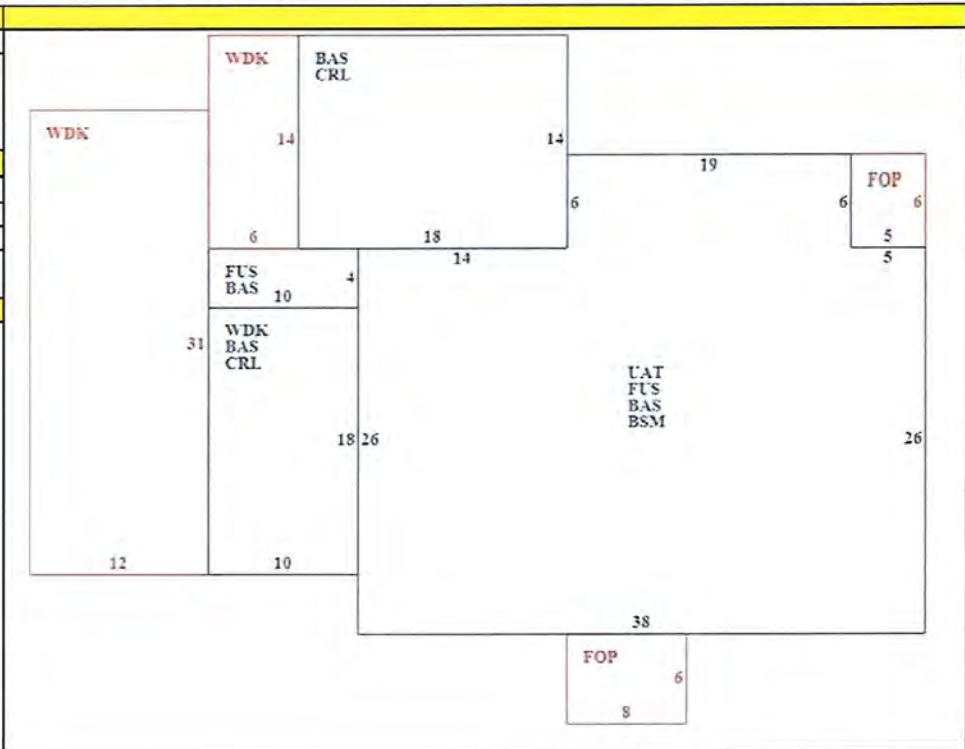
NOTES
M/ 1731(A), A/C PARTIAL 1ST FLOOR ONLY 2015 WET BSMT; ALL ORIGINAL INT

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	
56300	06-05-1997		0		100		10 X 31 DECK ADD + MINOR	05-12-2020	SR			19	Field Review	
								04-15-2020	HH	1		21	DC Review	
								11-07-2015	VA			80	Data Mailer No Change	
								08-03-2015	BG			08	Measur/Int Refusal - No inf	
								08-03-2015	BG			00	Measur+Listed	

Permit Id	Comments
56300	10 X 31 DECK ADD + MINOR INT RENOV C/O ISSUED 10/

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	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		0.570	AC 546,750.00	1.59757	8	1.00	350	3.500		1.0000		1,742,600	
Total Card Land Units					0.570	AC	Parcel Total Land Area					0.570	Total Land Value			1,742,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	13	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		569,115
Interior Flr 2	08	Average	Year Built		1931
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		VG
AC Type:	06	Partial	Remodel Rating		G
Total Bedrooms	03	3 Bedrooms	Year Remodeled		2020
Total Bthrms:	2	2 Full Baths	Depreciation %		3
Total Half Baths	1	1 Half Bath	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		97
Whirlpool Tubs			Cns Sect Rcld		552,000
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GAR1	Garage	L	462	31.37	1974	6	75	4	1.35	14,100
A/C	Air Conditionin	B	1,574	4.50	1971		97		0.00	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,574	1,574		171.39	269,768
BSM	Basement Area	0	1,102		34.22	37,706
CRL	Crawl Space	0	432		0.00	0
FOP	Porch, Open	0	78		35.16	2,742
FUS	Upper Story, Finished	1,142	1,142		171.39	195,727
UAT	Attic, Unfinished	0	1,102		17.11	18,853
WDK	Deck, Wood	0	636		17.25	10,969
Ttl Gross Liv / Lease Area		2,716	6,066			535,765



DEMOLITION

Notice of Intent to Demolish

In accordance with Article 11, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 45 COMPO BEACH ROAD has been filed in the Office of the Town Building Official on March 23, 2023.

Name and address of the owner: 45 COMPO BEACH ROAD, 95 Comp Beach
Age of the building or structure: BUILT 1931 92 Years Old
Square footage of the building or structure: 2,716 sq ft

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



List of Abutting Properties

5 ROOSEVELT LLC
5 ROOSEVELT RD
WESTPORT, CT 06880

ARMSTRONG PETER & SUSANNE
41 COMPO BEACH RD
WESTPORT, CT 06880

DUVOISIN JACQUELINE P TR
6 ROOSEVELT RD
WESTPORT, CT 06880

MEYER ROBERT F
40 OWENOKE PK
WESTPORT, CT 06880


RIPKA MARK J & WALTERS CA
35 COMPO BEACH RD
WESTPORT, CT 06880

WEBB RICHARD NEVIN JR & D
37 COMPO BEACH RD
WESTPORT, CT 06880

WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 06880




Certificate of Mailing — Firm

Name and Address of Sender BLUEWATER HOME BUILDERS, LLC 31 IMPERIAL AVE WESTPORT CT 06880	TOTAL NO. of Pieces Listed by Sender 3	TOTAL NO. of Pieces Received at Post Office™ 3	Affix Stamp Here Postmark with Date of Receipt.  0000 U.S. POSTAGE PAID WESTPORT, CT 06880 MAR 23, 23 AMOUNT \$1.62 R2304E105269-10		
	Postmaster, per (name of receiving employee) C. L.				

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	MARK J & WALTERS & RPKA 35 COMPO BEACH ROAD WESTPORT CT 06880				
2.	RICHARD NEVIN JR & D. WEBB 37 COMPO BEACH ROAD WESTPORT CT 06880				
3.	WESTPORT, TOWN OF 110 MURBLE AVE WESTPORT CT 06880				
4.					
5.					
6.					



Name and Address of Sender BLUEWATER HOME BUILDERS LLC 31 IMPERIAL AVE. WESTPORT CT 06880	TOTAL NO. of Pieces Listed by Sender <div style="font-size: 2em; text-align: center;">4</div>	TOTAL NO. of Pieces Received at Post Office™ <div style="font-size: 2em; text-align: center;">4</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;">  0000 </div> <div style="text-align: right; margin-top: 20px;"> U.S. POSTAGE PAID WESTPORT, CT 06880 MAR 23, 23 AMOUNT \$2.16 R2304E105269-10 </div>
Postmaster, per (name of receiving employee) <div style="font-size: 1.5em; text-align: center;">C. Fine</div>			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	5 ROOSEVELT LLC 5 ROOSEVELT RD WESTPORT CT 06880				
2.	PETER & SUSANNE ARMSTRONG 41 COMPO BEACH RD WESTPORT CT 06880				
3.	JACQUELIN P. DUVOISIN, TR 6 ROOSEVELT RD. WESTPORT CT 06880				
4.	MEYER, ROBERT F. 40 OWENOKA PARK WESTPORT CT 06880				
5.	XXXXXXXXXXXXXXXXXXXX 35 COMPO BEACH RD WESTPORT CT 06880				
6.	XXXXXXXXXXXXXXXXXXXX 35 COMPO BEACH RD				





WESTPORT
275 POST RD E STE 10
WESTPORT, CT 06880-9998
(800)275-8777

03/23/2023

01:11 PM

Product	Qty	Unit Price	Price
PurpleHeartMedal	7	\$0.63	\$4.41
CTOM - Firm - Domestic	4		\$2.16
CTOM - Firm - Domestic	3		\$1.62

Grand Total: \$8.19

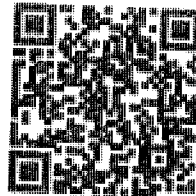
Credit Card Remit \$8.19

Card Name: AMEX
Account #: XXXXXXXXXXXX1055
Approval #: 802896
Transaction #: 915
AID: A000000025010801 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

Preview your Mail
Track your Packages
Sign up for FREE @
<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: 089112-0880
Receipt #: 840-50600301-1-8059594-1
Clerk: 10

*Demo form of Letter mailed to (7)
Abutting Property Owners*

BLUEWATER HOME BUILDERS, LLC

31 Imperial Avenue

Westport, Connecticut 06880

TEL: (203) 557-4770

FAX: (203) 557-4771

March 23, 2023

PETER & SUSANNE ARMSTRONG
41 COMPO BEACH RD
WESTPORT, CT 06880

Re: Legal Notice of Intent to Demolish – 45 Compo Beach Road, Westport, CT

To whom it may concern:

We represent the owners of 45 Compo Beach Road, LLC, and have applied for a permit to demolish the house and decks on the property. The Town of Westport's demolition process requires that a notification of the demolition application be sent to the owners of any property abutting or located across the street from the parcel.

The demolition work is projected to occur in the earlier part of 2024.

By delivery of this letter, we have notified you of the demolition.

Sincerely yours,

Wade Alix
Project Manager
BLUEWATER HOME BUILDERS, LLC
(203) 557-4770
Wade@bluewaterhomebuilders.com



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

Order Confirmation

<u>Ad Order Number</u> 0002765137	<u>Customer Account</u> 217981
<u>Sales Rep.</u> sreed	<u>Customer Information</u> BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
<u>Order Taker</u> sreed	<u>Phone:</u> 2035574770
<u>Ordered By</u> Wade, Email	<u>Fax:</u>
<u>Order Source</u> Phone	<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 house and deck at 45 Compo Beach Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on March 23, 2023.

Name and address of the owner: 45 Compo Beach Road, LLC
 45 Compo Beach Road, Westport, CT
 Age of the building or structure: 92 years old
 Square footage of the building or structure: House 2,716 square feet living space and 714 square feet of decking

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>
\$31.00	\$0.00	\$31.00

Blind Box Materials

Order Notes

<u>Ad Number</u> 0002765137-01	<u>External Ad #</u>	<u>Pick Up Number</u> 0002752493
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 12 II	<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
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
3/31/2023

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 house and deck at 45 Compo Beach Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on March 23, 2023.

Name and address of the owner: 45 Compo Beach Road, LLC 45 Compo Beach Road, Westport, CT

Age of the building or structure: 92 years old

Square footage of the building or structure: House 2,716 square feet living space and 714 square feet of decking

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

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: 45 Compo Beach Road

Name: House

NR District: Compo/ Owenoke Historic District

Local District:

Neg No.: 10:36

HRS ID No.: 0131





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

RECEIVED

MAR 24 2023

1. 1 Riverview Rd | 1930 WESTPORT BUILDING DEPARTMENT
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. 1 Riverview LLC | 203-258-1743
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 36 Otter trail Westport, CT | Junc@renatogasparian.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. 2,472 SF Demo of Existing Structure
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Complete Dismantling Services | 203 553 9874 | DMCR-2067
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER
Rocco@Completedismantling.com | cell- 919-6955
 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)

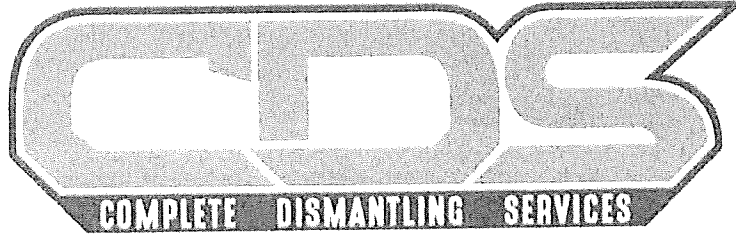
I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all 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: 3.14.23

SIGNATURE OF DEMOLITION CONTRACTOR:  3.15.23

SIGNATURE OF BUILDING OFFICIAL: _____



Town of Westport
Building Department
515 Post Rd E
Westport, CT 06880

3-24-23

RE: Demo Permit Application

1 Riverview LLC
36 Otter Trail
Westport, CT 06880

To whom it may concern:

Please accept this letter as formal authorization for Complete Dismantling Services (Rocco) of Stamford, Ct to act on our behalf and as our "agent" for the purposes of securing the demolition permit and approvals (including signing of all documents relating to these matters) required by the Town of Westport, Ct for the proposed Demolition Permit at 1 Riverview Rd Westport, Ct

Complete Dismantling Services
DMCR.002067

Should you have any questions or concerns, please contact Rocco Bellantoni 203-919-6955.
Rocco@completedismantling.com

3-24-23

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
1 RIVERVIEW LLC			6 Septic	2 Private	1	Description	Code	Assessed	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	865,250	605,700	
36 OTTER TRAIL		SUPPLEMENTAL DATA				DWELLING	1-3	180,600	126,400	VISION
		Alt Prcl ID 5302023	Lift Hse Asking \$				Total		1,045,850	
WESTPORT	CT	06880	GIS ID C07068000	Assoc Pid#						

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
1 RIVERVIEW LLC			4254	0209	06-30-2022	U	I	3,300,000	27	Year	Code	Assessed	Year	Assessed V	Year	Assessed
MCKAY ELISA JENSEN TR			4254	0207	06-30-2022	U	I	0	29	2021	1-1	605,700	2020	605,700	2020	605,700
JENSEN PATRICIA H TR EST & JORGEN F EST TR			4254	0192	06-30-2022	U	I	0	29		1-3	126,400		126,400		126,400
JENSEN PATRICIA H TR & JORGEN F EST TR			4228	0319	03-24-2022	Q	I	0	00							
JENSEN PATRICIA H TR & JORGEN F TR			4116	0271	04-19-2021	U	I	0	29							
										732,100		Total	732,100		Total	732,100

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00								Appraised Bldg. Value (Card)	180,600	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0002	0002		

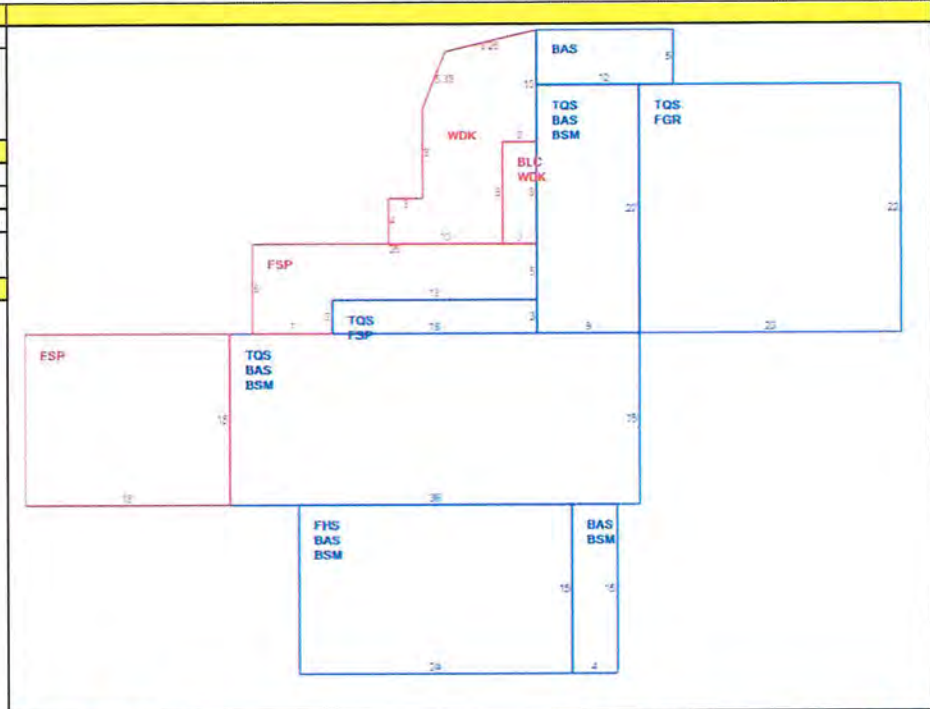
NOTES			
M/916 M/8457(A), 916			
Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 865,250 Special Land Value 0 Total Appraised Parcel Value 1,045,850 Valuation Method C 1,045,850 Total Appraised Parcel Value			

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
								06-02-2020	SR			19	Field Review
								11-01-2015	VA			81	Data Mailer Change
								06-24-2015	AG			00	Measur+Listed
								02-27-2015	BG			01	Measured/No Interior Insp
								02-04-2015	VA			66	INSPECTION NOTICE SE

Permit Id		Comments

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	101R	Single Family R	A		0.750 AC	396,000.00	1.26666	6	1.00	200	2.000		SR3	1.1500	865,250	
Total Card Land Units					0.750 AC	Parcel Total Land Area					0.750	Total Land Value			865,250	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	1	
Model	01	Residential	Ceiling Height	10.00	
Grade:	10	B-	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle		B	S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		440,404
Interior Flr 2	14	Carpet	Year Built		1930
Heat Fuel	02	Oil	Effective Year Built		F
Heat Type:	05	Hot Water	Depreciation Code		
AC Type:	01	None	Remodel Rating		
Total Bedrooms	05	5 Bedrooms	Year Remodeled		
Total Bthrms:	4	4 Full Baths	Depreciation %		59
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	10	10 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		41
Whirlpool Tubs			Cns Sect Rcnd		180,600
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	2		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	10.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,218	1,218		131.02	159,585	
BLC	Balcony	0	27		19.41	524	
BSM	Basement Area	0	1,158		26.25	30,397	
FGR	Garage	0	506		52.31	26,466	
FHS	Half Story, Finished	216	360		78.61	28,301	
FSP	Porch, Screen	0	470		32.89	15,461	
TQS	Three Quarter Story	1,038	1,298		104.78	136,001	
WDK	Deck, Wood	0	185		13.46	2,489	
Ttl Gross Liv / Lease Area		2,472	5,222			399,224	





100 foot Abutters List Report

Westport, CT
March 13, 2023

Subject Property:

Parcel Number: C07068000
CAMA Number: C07068000
Property Address: 1 RIVERVIEW RD

Mailing Address: 1 RIVERVIEW LLC
36 OTTER TRAIL
WESTPORT, CT 06880

Abutters:

Parcel Number: C07066000
CAMA Number: C07066000
Property Address: 36 OTTER TRL

Mailing Address: ANGELIS CHANTAL
36 OTTER TRL
WESTPORT, CT 06880 ✓

Parcel Number: C07067000
CAMA Number: C07067000
Property Address: RIVERVIEW RD

Mailing Address: 0 RIVERVIEW LLC
36 OTTER TRAIL
WESTPORT, CT 06880 ✓

Parcel Number: C07069000
CAMA Number: C07069000
Property Address: 34 OTTER TRL

Mailing Address: SHELDON COLIN MICHAEL & MEGHAN ANN
34 OTTER TRL
WESTPORT, CT 06880 ✓

Parcel Number: C07070000
CAMA Number: C07070000
Property Address: 32 OTTER TRL

Mailing Address: TOPPER ZACHARY & ANN
32 OTTER TRL
WESTPORT, CT 06880 ✓

Parcel Number: C07094000
CAMA Number: C07094000
Property Address: 15 MAPLEGROVE AVE

Mailing Address: FITZPATRICK JAMES A
15 MAPLEGROVE AVE
WESTPORT, CT 06880 ✓

Parcel Number: C07095000
CAMA Number: C07095000
Property Address: 17 MAPLEGROVE AVE

Mailing Address: HARRINGTON SCOTT & ANREE
17 MAPLEGROVE AVE
WESTPORT, CT 06880 ✓

Parcel Number: C07096000
CAMA Number: C07096000
Property Address: 12 MAPLEGROVE AVE

Mailing Address: ROSENCRANS RICHARD & MARJORIE
12 MAPLEGROVE AVE
WESTPORT, CT 06880 ✓

Parcel Number: C08058000
CAMA Number: C08058000
Property Address: 3 RIVERVIEW RD

Mailing Address: PIKE JASON & JULIE
3 RIVERVIEW RD
WESTPORT, CT 06880 ✓



www.cai-tech.com



March 14th, 2023

Re: 1 Riverview Rd Westport, CT – Proposed Single Family Demolition –

Jason & Julie Pike
3 Riverview Rd
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 1 Riverview Rd Westport, CT in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the Town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept at 203-341-5025 if you have any questions.

Sincerely,

Rocco Bellantoni

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ARTICLE ADDRESSED TO:

Michael & Meghan Sheldon
34 Otter Trl
Westport CT 06880-4922

FEES	
Postage Per Piece	\$0.600
Certified Fee	4.150
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ARTICLE NUMBER: 9407 1118 9956 2783 4290 78

ARTICLE ADDRESSED TO:

Riverview LLC
36 Otter Trl
Westport CT 06880-4922

FEES	
Postage Per Piece	\$0.600
Certified Fee	4.150
Total Postage & Fees:	4.750

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U.S. Postal Service **Certified Mail Receipt**

ARTICLE NUMBER: 9407 1118 9956 2783 4294 67

ARTICLE ADDRESSED TO:

Chantal Angelis
36 Otter Trl
Westport CT 06880-4922

FEES	
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Certified Fee	4.150
Total Postage & Fees:	4.750

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U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER: 9407 1118 9956 2783 4293 44

ARTICLE ADDRESSED TO:

Scott & Anree Harrington
17 Maple Grove Ave
Westport CT 06880-4918

FEES

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Certified Fee	4.150
Total Postage & Fees:	4.750

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ARTICLE NUMBER: 9407 1118 9956 2783 4293 82

ARTICLE ADDRESSED TO:

James Fitzpatrick
15 Maple Grove Ave
Westport CT 06880-4918

FEES

Postage Per Piece	\$0.600
Certified Fee	4.150
Total Postage & Fees:	4.750

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U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER: 9407 1118 9956 2783 4290 23

ARTICLE ADDRESSED TO:

Zachary & Ann Topper
32 Otter Trail
Westport CT 06880-4922

FEES

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Certified Fee	4.150
Total Postage & Fees:	4.750

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ARTICLE NUMBER: 9407 1118 9956 2783 4291 46

ARTICLE ADDRESSED TO:

Jason & Julie Pike
3 River View Rd
Westport CT 06880-4925

FEES

Postage Per Piece	\$0.600
Certified Fee	4.150
Total Postage & Fees	4.750

Postmark Here

ARTICLE NUMBER: 9407 1118 9956 2783 4293 68

ARTICLE ADDRESSED TO:

Richard & Marjorie Rosencrans
12 Maple Grove Ave
Westport CT 06880-4917

FEES


Postage Per Piece	\$0.600
Certified Fee	4.150
Total Postage & Fees	4.750

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NOTICE OF DEMOLITION
RESIDENTIAL SINGLE FAMILY
ADDRESS: 1 RIVERVIEW RD.
WESTPORT, CT
OWNER: 1 RIVERVIEW LLC
AGE OF STRUCTURE: 1930
SQUARE FOOTAGE: 2,472 SF
COMPLETE DISMANTLING SERVICES



NOTICE OF DEMOLITION
RESIDENTIAL SINGLE FAMILY
ADDRESS: 1 RIVERVIEW RD.
WESTPORT, CT
OWNER: 1 RIVERVIEW LLC
AGE OF STRUCTURE: 1930
SQARE FOOTAGE: 2,472 SF
COMPLETE DISMANTLING SERVICES

Ad Content Proof

Note: Ad size does not reflect actual ad

Ad Order Number

0002764753

Customer Account

241849

Sales Rep.

mhutchings

Customer Information

COMPLETE DISMANTLING SERVICES

Order Taker

mhutchings

56 Holly Lane
DARIEN CT 06820
USA**Ordered By**

ROCCO

Phone: 2035539874**Order Source**

Phone

Fax: 2035539875**EMail:** diane@completedismantling.com**INTENT TO DEMOLISH**

Notice is hereby given that an application for a permit to demolish has been Filed in the office of the Westport Building Dept and is currently pending and is available for public inspection.

The Address is: 1 Riverview Rd Westport Ct 06880
Name & Address of owner: 1 Riverview LLC
1 Riverview Rd Westport, CT 06880
Single FamilyAge of Structure: 1930
Square footage: 2,472 SF**Ad Cost**

\$38.56

Payment Amt

\$38.56

Amount Due

\$0.00

Blind Box**Materials****Order Notes****Ad Number**

0002764753-01

External Ad #**Pick Up Number****Ad Type**

BR Legal Liner

Ad Size

2 X 9 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

3/24/2023

LEGAL NOTICES

LEGAL NOTICE OF HEARING

Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and is streamed on www.westportct.gov. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6002. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at www.westportct.gov under the "Agenda" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to Zoning@westportct.gov by 12:00pm on the day of the meeting. If intended to be distributed for consideration by members of the Zoning Board of Appeals, written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at www.westportct.gov on the Zoning Board of Appeals Department web page under "ZBA Public Applications & Recent Appeals".

The Zoning Board of Appeals of Westport will hold a remote meeting on Tuesday, March 28, 2023, at 6:00 P.M. to review the following items:

- 68 Washington Avenue: Application #ZBA-23-00048 by Cindy Tymonik, for property owned by Michael and Anne Ford, for variance of the Zoning Regulations: §6-2.1.8 (Non-Conforming New Construction), §15-6 (Building and Total Coverage), §13-8 (Height in Stories) to construct an addition over Building and Total Coverage and over allowable number of stories and driveway expansion over Total Coverage, located in Residence A district, PID# 010049000.
- 67 Kings Highway N: Application #ZBA-23-00059 by Paul Lenihan, for property owned by Paul and Lisa Lenihan, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), §6-3.1 (Non-Conforming Lot Setbacks), §12-4 (Setbacks), and §15-6 (Total and Building Coverage) to construct a garage accessory dwelling over Total Coverage and in the side setback, located in Residence AA district, PID# 010049000.
- 41 Ludlow Road: Application #ZBA-23-00079 by Deanne McDuffin, for property owned by Dan and Deanne McDuffin, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks) and §15-4 (Side Setbacks) to re-locate of a Pool and Awning in the side setback, located in Residence AA district, PID# 009009000.
- 164 Kings Highway N: Application #ZBA-23-00083 by NB J Realty, LLC, for property owned by NB J Realty, for variance of the Zoning Regulations: §33-8.4.1 (100% of footage for free-standing sign), §33-8.4.5 (Free-standing sign within 5 feet of property line), §33-8.4.7 (Free-standing sign within 10% of property line) to construct a new free-standing sign, located in Restricted Business District, PID# 010099000.
- 16 Buena Vista Drive: Application #ZBA-23-00092 by Cindy Tymonik, for property owned by James and Suzanne Josses 11, for variance of the Zoning Regulations: §15-6 (Total Coverage), §32-2.3 (PDI height exceeding 0.2 relative to the distance to property line) and §22-8.2.3 (Grading within 5 feet of property line) to construct a driveway expansion over Total Coverage and to authorize existing grading that does not conform to §32-8, located in Residence AA district, PID# 004076000.

Dated at Westport, Connecticut on this 17th and 24th day of March, 2023. Jim Ezzes, Chairman, Zoning Board of Appeals.

INTENT TO DEMOLISH

Notice is hereby given that an application for a permit to demolish has been filed in the office of the Westport Building Dept and is currently pending and is available for public inspection.

The Address is: 1 Riverview Rd Westport Ct 06880
 Name & Address of owner: 1 Riverview Rd Westport, CT 06880
 Age of Structure: 1900
 Square footage: 2,472 SF

LEGAL NOTICES

LEGAL NOTICE OF DECISIONS
 WESTPORT CONSERVATION COMMISSION
 MARCH 16, 2023

Notice is hereby given that the Conservation Commission made the following decisions at its March 15, 2023 Public Hearing in conformance with the Connecticut Inland Wetlands and Watercourses Act and the Town of Westport's Regulations for the Protection and Preservation of Wetlands and Watercourses and the Waterway Protection Line Ordinance.

THE FOLLOWING APPLICATIONS WERE APPROVED WITH CONDITIONS:

- 50 Roseville Road: Application #WWM-11676-23 by Aleksandra Moch on behalf of Stan Pklus to amend wetland boundary map F09.
- 3 Richmondville Avenue: Application #WWM-11696-23 by 3 Richmondville Westport LLC to amend wetland boundary map F11.
- 17 Grove Point Road: Application #WWM-11688-23 by Kousias Engineering on behalf of Benjamin Jozseff to amend wetland boundary map H05.
- 23 High Point Road: Application #WWM-11619-23 by Curt Lowenstein of LandTech on behalf of 23 High Point Road LLC to amend wetland boundary map H011.
- 29 Owenocke Park: Application #WPL-11677-23 by Bryan Nestelak on behalf of David & Betsy Lebow to construct a new single family residence, driveway, pool, retaining walls, utility pad, patios, walkways, steps and associated site improvements. Work is partially within the WPLD area of the Saugatuck River.
- 215 Hillpoint Road: Application #WPL-11683-23 by Force Engineering LLC on behalf of Candice E Alexander for a proposed FEMA compliant single family residence, driveway and hedges. Work is within the WPLD area of Shennock Mill Pond.
- 18 Frescoes Road, Lot B: Application #WWM/WPL-11691-23 by Bryan Nestelak on behalf of Paul Richter to construct a new single family residence, driveway, porch, deck and retaining walls. Portions of the work are within the upland review area.

Thomas Currey
 Chair, Conservation Commission
 CC: Town Clerk, Director of Planning & Zoning, RTM Moderator, RTM Environment Committee Chairman
 To be published online in the Westport News on Friday, March 24, 2023.

Tax Collector Announces Fourth Quarter Taxes Due: April 1, 2023

Tax bills may be researched, printed and/or paid on-line at www.westportct.gov.

Westport Tax Collector, Christine Allison, reminds residents today that fourth quarter real estate taxes, personal property taxes, sanitary sewer use, and sewer assessment charges are due April 1, 2023. Taxpayers have until May 1, 2023, to pay taxes without penalty. Account holders subject to an 18 percent (1.5 percent/month) penalty charge if paid late. Minimum interest charge is \$2.00.

Failure to receive a bill does not abate the charges or interest.

Real estate taxes, personal property taxes, sanitary sewer use, and sewer assessment bills may be paid by credit card, debit card, or electronic check from a checking account on-line at www.westportct.gov. Convenience fees do apply.

Checks should be made payable to "Town of Westport" and mailed to:

Town of Westport-Tax Collector
 P.O. Box 389
 Westport, CT 06881

In-person payments may be made at the Tax Collector's Office, Room 109 in Town Hall (110 Myrtle Avenue). Office hours are 8:30 AM to 4:30 PM daily Monday thru Friday.

LEGAL NOTICES

RTM Meeting
 April 4, 2023

REPRESENTATIVE TOWN MEETING NOTICE

All Representative Town Meeting members and inhabitants of the Town of Westport are hereby notified that a meeting of the Representative Town Meeting members will be held at Town Hall, 110 Myrtle Ave. in the auditorium on April 4, 2023, at 7:30 p.m. for the purposes listed below. If necessary, the meeting shall reconvene on Tuesday April 18, 2023, to deal with any agenda items not disposed of at the adjournment of the April 4, 2023, meeting.

- To take such action as the meeting may determine, upon the recommendation of the First Selectwoman, to approve the appointment of Mark J. Ripka as a member of the Public Site and Building Commission.
- To take such action as the meeting may determine, upon the request of the Town Clerk and upon the recommendation of the RTM Rules Committee, to approve an amendment to Section 22-1 of the Code of Ordinances, establishing new and/or reaffirming voting districts following the 2020 Census as provided in Section C5-2 of the Town Charter. (Second Reading. Full text available in the Town Clerk's office).

Jeffrey Wieser, Moderator

LEGAL NOTICE OF DECISIONS

Notice is hereby given that the following applications were APPROVED by the Conservation Department during the week of March 13, 2023 pursuant to the Regulations for the Protection and Preservation of Wetlands and Watercourses, the Inland Wetlands and Watercourses Act and/or the Waterway Protection Line Ordinance.

- 18 North Ridge Road: Application #AA/WPL-11703-23 by Joseph Juliano for an inground pool.
- 1 Bridge Lane: Application #AA/WPL-11705-23 by Mark B3 on behalf of Fredrick Carter for a bay window and interior renovations.

The above items may have been approved with conditions, modifications or restrictions. Applications, plans, and decisions may be examined in the Conservation Department, Room 205, Westport Town Hall, 110 Myrtle Avenue, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding holidays.

Colin Keely
 Conservation Department

PROBATE NOTICES

NOTICE TO CREDITORS
 ESTATE OF MARY G. STEVENS, late of Westport, In said District, deceased. ANA Mary Gardiner Stevens (23-0094)

The Hon. Lisa K. Weisler, Judge of the Court of Probate, District of Westport Probate Court, by decree dated March 16, 2023, ordered that all claims must be presented to the fiduciary at the address below. Failure to properly present any such claim may result in the loss of rights to recover on such claim.

Karen M. Uccelloff, Assistant Clerk

The fiduciary is: Judy A. Stevens, Executive 610 HATHORN M. DUNN, WHITT, KNOTT & DUNN, 1556 MAHON STREET, STRATFORD, CT 06615

If it's collecting dust, it could be collecting CASH!

Advertise your tag sale here. 203-333-4151

LEGAL NOTICES

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given that the Westport Board of Selectwomen, acting in its capacity as Water Pollution Control Authority and in accordance with Connecticut General Statutes, will hold a public hearing on Wednesday, April 12, 2023 at 9:00 a.m. in the Westport Town Hall Auditorium to determine final benefit assessments to be levied against properties that obtained supplemental sanitary sewer connection approval during 2022 as follows. A copy of the proposed assessments was filed with the Office of the Town Clerk on March 20, 2023 and is available for inspection by the public.

ADDRESS	GIS #	OWNER(S)	UN	ASSESSMT
3 Lakeview Road	D07161000	SHERWOOD HOMES LLC	1	\$2,033.00
59 Colony Road	F11020000	KIVACK ESRA PAKEL	1	\$15,016.55
171 Compo Road South	D095137000	HOME DESIGN & BUILD LLC	2	\$26,471.94
44 Otter Trail	D07065000	EUGENE MAXWELL & AMANDA GAL WHITACRE	1	\$14,235.82
169A Compo Road South	D07005000	JANET PEATT	1	\$1,958.00
14 Palmer Road	F12036000	ALTERED PROPERTIES LLC	1	\$18,357.58
163 Compo Road North	D12039000	FARMER ROAD LLC	1	\$1,632.81
Increased Assessments Over Original				
11 North Avenue	G10016000	MATTHEW SMITH & SUSAN MAO	-.76	\$1,524.76
29 North Avenue	F11086000	NORTH BARN LLC	-.76	\$1,524.76
2 Stony Point Road	D05119000	CRAIG NAPOLIELLO	-.76	\$12,937.40
18 Mayflower Parkway	D05107000	PERKY PELICAN LLC	-.76	\$1,524.76

Jennifer S. Tooker, First Selectwoman

Did You Know?

According to the Anxiety and Depression Association of America, anxiety disorders are the most common mental illnesses in the United States. Roughly 40 million adults in the United States, or 18 percent of the country's population, has an anxiety disorder. Developing from a complex set of risk factors, including genetics, brain chemistry, personality, and life events, anxiety disorders are highly treatable. Unfortunately, the ADAA notes that less than 40 percent of those suffering from anxiety disorders receive treatment. Treatment of anxiety disorders can be highly effective and can even help people deal with other disorders, as the ADAA says nearly one-half of people diagnosed with depression are also diagnosed with an anxiety disorder. People living with anxiety disorders who seek treatment may find they also are suffering from depression, compelling them to receive treatment for that disorder as well and further improving their quality of life.

A new scan, lung cancer can now be detected nearly 10x more curable. Scan to find out if you're at risk. Save \$9,999 this year.

ad + AMERICAN LUNG ASSOCIATION



RECEIVED

JAN 27 2023

TOWN OF WESTPORT

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

RECEIVED

JAN 26 2023

1. WESTPORT BUILDING DEPARTMENT 44 Westfair Drive | 1951 WESTPORT BUILDING DEPARTMENT DATE BUILT (From Assessor's Card)

2. William Papp + Christine Korbi | 1845-661-0087 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 44 Westfair Drive | WSP102@yahoo.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. House + Garage (2,885) gross area 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: William Papp DATE: 1/23/23

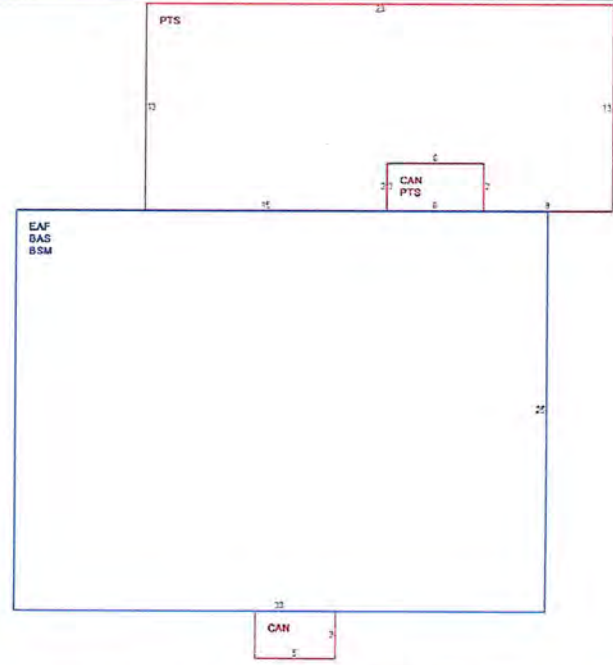
SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1.25	1 1/4 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable			
Roof Cover	03	Asphalt Shingl			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2	2 Full Baths			
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement	742				
Fin Bsm Qual	3				
Bsm. Garages	0				
Interior Cond	G				
Fireplaces	1				
Ceiling Height	8.00				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	274,693
Year Built	1951
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	211,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GAR1	Garage	L	240	31.37	1974	5	60	3	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	825	825		158.97	131,154
BSM	Basement Area	0	825		31.79	26,231
CAN	Canopy	0	33		33.72	1,113
EAF	Attic, Expansion, Finished	371	825		71.49	58,979
PTS	Patio - Stone	0	377		24.04	9,062
Ttl Gross Liv / Lease Area		1,196	2,885			226,539



Property Location 44 WESTFAIR DR
 Vision ID 3152 Account # 7204

Map ID 109/ / 042/000 /
 Bldg # 1

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

State Use 101
 Print Date 12/1/2022 8:10:21 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PAPP WILLIAM			3 Public Sewer	1 Public		Description	Code	Assessed	Assessed
KORBL CHRISTINE			2 Public Water			RES LAND	1-1	349,400	244,600
44 WESTFAIR DR						DWELLING	1-3	211,500	148,100
						RES OUTBL	1-4	5,000	3,500
SUPPLEMENTAL DATA									
Alt Prcl ID 5454317-73						Lift Hse Asking \$			
Historic ID									
Census 503									
WestportC F12									
Survey Ma 1693									
Survey Ma									
GIS ID 109042000						Assoc Pid#			
WESTPORT CT 06880						Total 565,900 396,200			

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PAPP WILLIAM		4277 0062	10-11-2022	Q	I	958,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
NAUGHTON EDWARD J & LINDSAY BURKE-		3745 0126	11-10-2016	Q	I	635,000	00	2021	1-1	244,600	2020	244,600	2020	244,600
PACE DONNA J		3105 0022	08-05-2010	U	I	0	29		1-3	148,100		148,100		148,100
PACE DONNA J		3036 0326	11-09-2009	U	I	0	29		1-4	3,500		3,500		3,500
AMES DONNA J		2430 0004	06-29-2004	Q	I	609,900	00							
								396,200		Total	396,200		Total	396,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		Batch

NOTES			
M/ 1693(73) 8 FT REAR DORMER			

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	
None	01-01-2004	AL	30,000	08-24-2016	100	02-01-2004	NO PERMIT: CT BASEMENT	06-29-2020	VA			80	Data Mailer No Change	
								06-12-2020	SR			19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								08-24-2016	TM	2	5	00	Measur+Listed	
								01-04-2016	TM	7		57	Office review - town record	

Permit Id: None
 Comments: NO PERMIT: CT BASEMENT FINISHED BSM PER AMY CURRY, REALTOR, PRIOR TO DONNA PACE PURCHASE. TM SUGGESTED AMY CONTACT BD FOR RETRO PERMIT.

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	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		0.260 AC	360,000.00	2.87126	5	1.00	130	1.300		1.0000		349,400
Total Card Land Units					0.260 AC	Parcel Total Land Area					0.260	Total Land Value			349,400



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 0002754569	Customer Account 358434
Sales Rep. sreed	Customer Information WILLIAM PAPP 44 Westfair Drive WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By email	Phone: 8456610287
Order Source Phone	Fax: EMail:

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

NOTICE OF INTENT TO DEMOLISH
 NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE WESTPORT BUILDING OFFICIAL AND IS CURRENTLY PENDING AND AVAILABLE FOR PUBLIC INSPECTION.
 Name and address of structure: (Residential Dwelling) 44 Westfair Drive, Westport CT 06880
 Name and address of owners: William Papp and Christine Korb, 44 Westfair Drive, Westport CT 06880
 Age of Structure: 72
 Square Footage: 2,885

Ad Cost \$22.32	Payment Amt \$0.00	Amount Due \$22.32
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002754569-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 9 li	PO Number
Color \$0.00	Color Requests	

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

Run Dates
2/3/2023

Payment Receipt

Friday, January 27, 2023

Transaction Type: Payment

Order Number: 0002754569

Payment Method: Credit Card Pymt

Bad Debt: -

Credit Card Number: *****6492

Credit Card Expire Date: 2/28/2024

Payment Amount: 22.32

Reference Number: 62025P

Charge to Company: Connecticut Post

Category: Classified

Credit to Transaction Number: P929777

Invoice Text:

Invoice Notes:

Customer Type: Trans Priv Party

Customer Category: 7099 Other

Customer Status: Active

Customer Group: Classified

Customer Trade:

Account Number: 358434

Phone Number: 8456610287

Company / Individual: **Individual**

Customer Name: PAPP
WILLIAM

Customer Address: 44 Westfair Drive

WESTPORT

CT

06880

USA

Check Number:

Routing Number:



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 44 Westfair Drive, Westport, CT has been filed in the Office of the Town Building Official on January 27, 2023.

Name and address of the owner: William Papp & Christine Kerbi
Age of the building or structure: 1951
Square footage of the building or structure: 2,825 SF

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

HDC NEIGHBOR NOTIFICATION FORM

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

*
They are not yet living at this address yet →

- ① Mr. + Mrs. Zhou 45 Westfair Drive Westport
* So I sent one to current address CT
- ② Mr. + Mrs. Zhou 16 Jennings Court Westport
CT
- ③ Mrs. Laura Yarish + Mr. William Ronald
13 Dexter Road Westport, CT 06880
- ④ Mr William Papp + Christine Korbl 43 Westfair Drive
- ⑤ Mr. + Mrs. Francis 46 Westfair Drive
Westport, CT 06880
- ⑥ Mrs. Violet Korbl 42 Westfair Drive
Westport, CT 06880

Signature of owner or authorized agent

Date

Print Name

Dear neighbor,

January 26, 2023

This letter is to inform you of our intent to demolish the house located at 44 Westfair pursuant to Westport town rules and regulations.

Please let us know if you have any questions.

Sincerely,

William Papp and Christine Korbl

