



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

RECEIVED

AUG 17 2023

WESTPORT BUILDING DEPARTMENT

1. 24 FERRY LANE E  
 ADDRESS OF WORK (Please Print)

1960  
 DATE BUILT ( From Assessor's Card)

2. TEYMOOR TAHBAZ  
 PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)

203-979-6336  
 TELEPHONE

3. 31 SYLVAN RD N., WESTPORT CT 06880  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

TAHBAZ@HDCANDEVELOPMENT  
 EMAIL GROUP.COM

4. ENTIRETY OF EXISTING STRUCTURE (APPROX. 5,312 SF)  
 SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

WESTPORT BUILDING DEPARTMENT

5. ALL STAR WELDING & DEMOLITION  
 DEMOLITION CONTRACTOR (Please Print)

203-948-0528  
 TELEPHONE

1202A  
 LICENSE NUMBER

ALLSTARWDLIC@SBCGLOBAL.NET  
 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 submitting the 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 203-341-1184.

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 (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION      Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY      -      888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      Fire Marshal'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](mailto: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  
(If on Private Septic)      Mark Cooper      203-227-9571
- ENVIRONMENTAL SIGN OFF      Mark Cooper      203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)      Deborah Barbieri      203-341-1793
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER:       DATE: 8/9/23

SIGNATURE OF DEMOLITION CONTRACTOR:       DATE: 8/9/23

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

**VULCAN**  
DEVELOPMENT GROUP

DATE: August 8, 2023

TO: Town of Westport

FROM: Bret Sheiber & Monica Angulo-Pucieux  
31 Sylvan Road N  
Westport, CT 06880

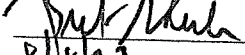
SUBJECT: 24 Ferry Lane E Permit Authorization

To Whom It May Concern:

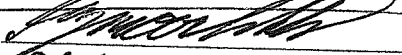
Vulcan Development Group, LLC and its representatives have my limited authorization to sign and act as our agent with regards to obtaining all necessary permits associated with the new construction of a house at the property located at 24 Ferry Lane E in Westport, CT

Sincerely,

**CLIENT:**  
**BRET SHEIBER**

Signed:   
Date: 8/8/23  
Name: Bret Sheiber  
Its: Owner

**GENERAL CONTRACTOR:**  
**Vulcan Development Group, LLC**

Signed:   
Date: 8/8/23  
Name: Teymoor Tahbaz  
Its: Owner/Principal

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
						Description	Code	Assessed	Assessed	
NIRMEL DELAHUNTY & LAUREN P			6 Septic	1 Public						881,700
			2 Public Water			RES LAND	1-1	900,000	630,000	
						DWELLING	1-3	358,500	251,000	
24 FERRY LN E		<b>SUPPLEMENTAL DATA</b>				RES OUTBL	1-4	1,000	700	<b>VISION</b>
WESTPORT CT 06880	Alt Prcl ID 5304034-1	Lift Hse Asking \$								
	Census 505									
	WestportC J25									
	Survey Ma 5041									
	Survey Ma									
	GIS ID C05055000			Assoc Pid#						
						Total		1,259,500	881,700	

RECORD OF OWNERSHIP		VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
									Year	Code	Assessed	Year	Assessed V	Year	Assessed
NIRMEL DELAHUNTY & LAUREN P		3915	0268	05-01-2019	Q	I	1,557,000	00							
24 FERRY LN EAST LLC		3698	0072	05-19-2016	U	I	0	29	2022	1-1	630,000	2021	630,000	2020	630,000
LINK JURGEN		3673	0200	01-29-2016	Q	I	1,350,000	00		1-3	251,000		251,000		251,000
FISHER ALISON L & JOHN E		3665	0026	12-14-2015	U	I	0	29		1-4	700		700		700
FISHER ALISON L		1445	0081	05-06-1996	U	I	0	29							
											881,700	Total	881,700	Total	881,700

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) 358,500			
<b>ASSESSING NEIGHBORHOOD</b>												Appraised Xf (B) Value (Bldg) 0	
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Ob (B) Value (Bldg) 1,000					
0001	0001							Appraised Land Value (Bldg) 900,000					
<b>NOTES</b>												Special Land Value 0	
M/ 5041(1)												Total Appraised Parcel Value 1,259,500	
PLT1 SIZE=EST; SHD1 SIZE=EST												Valuation Method C	
CAN SIZE=EST												1,259,500	
												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	
								05-01-2020	SR			21	DC Review	
								04-15-2020	HH			21	DC Review	
								03-02-2020	VA	1		60	Mailer Sent	
								08-05-2015	MJF			09	Measu Estrmt - Owner non-	
								07-09-2015	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	101	Single Family Re	AA		1.000	AC 360,000.00	1.00000	5	1.00	250	2.500			1.0000	900,000
Total Card Land Units					1.000	AC	Parcel Total Land Area					1.000	Total Land Value		900,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 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	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3	3 Full Baths			
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area)					
Fin Basement	352				
Fin Bsmt Qual	4	Living Area Q			
Bsmt. Garages	0				
Interior Cond	A				
Fireplaces	2				
Ceiling Height	8.00				

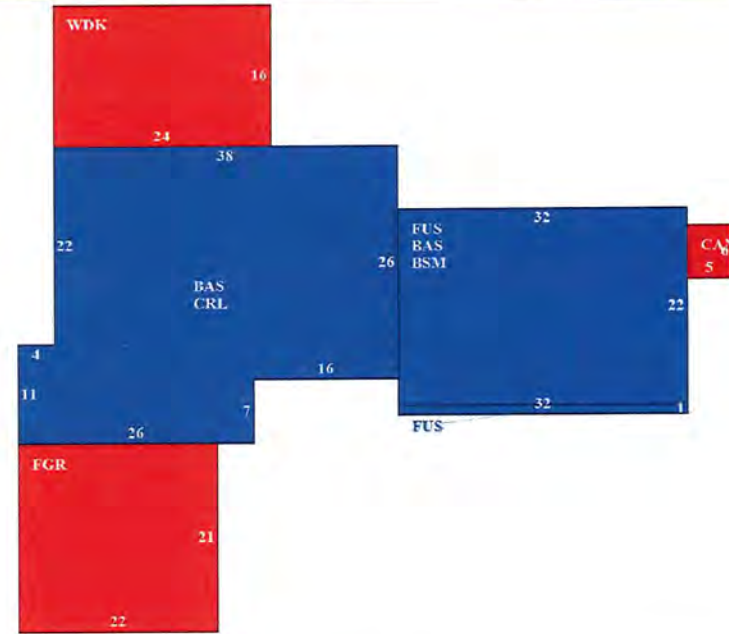
CONDO DATA			
Parcel Id		C	Owne
		B	S

Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	543,206
Year Built	1960
Effective Year Built	
Depreciation Code	A+
Remodel Rating	
Year Remodeled	1970
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
Cns Sect Rcnld	358,500
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 Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	11.00	2015	5	60	3	1.00	600
PLT1	Pltry Hse 1 St	L	48	13.75	2015	5	60	3	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,890	1,890		160.63	303,590
BSM	Basement Area	0	704		32.17	22,649
CAN	Canopy	0	30		32.13	964
CRL	Crawl Space	0	1,186		0.00	0
FGR	Garage	0	462		64.32	29,716
FUS	Upper Story, Finished	736	736		160.63	118,223
WDK	Deck, Wood	0	384		15.90	6,104
Ttl Gross Liv / Lease Area		2,626	5,392			481,246



## Order Confirmation

<b>Ad Order Number</b> 0002792310	<b>Customer Account</b> 362648
<b>Sales Rep.</b> mfleming	<b>Customer Information</b> VULCAN DEVELOPMENT GROUP, LLC 26 Broad St., WESTON CT 06883 USA
<b>Order Taker</b> mfleming	
<b>Ordered By</b> Teymoor Tahbaz	<b>Phone:</b> 2039796336
<b>Order Source</b> Phone	<b>Fax:</b> <b>EMAIL:</b>

### Ad Content Proof

Note: Ad size does not reflect actual ad

#### Legal Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 24 Ferry Lane E has been filed in the Office of the Town Building Official on August 16, 2023.

Name and address of the Owner:  
Bret Sheiber  
24 Ferry Lane E  
Westport, CT 06880

Age of the building or structure: 63 Years

Square footage of the building or structure: 5,392

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

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

#### Order Notes

<b>Ad Number</b> 0002792310-01	<b>External Ad #</b>	<b>Pick Up Number</b>
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 15 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

**Run Dates**  
8/25/2023

# DEMOLITION

## Notice of Intent to Demolish

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Name and address of the owner: BRET SHEIBER

Age of the building or structure: 63 YEARS

Square footage of the building or structure: 5,392 SF

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





5 JACKIE LANE LLC  
6 JACKIE LN  
WESTPORT, CT 06880

KING AL W III  
11 FERRY LN E  
WESTPORT, CT 06880

ABER CARA  
18 FERRY LN E  
WESTPORT, CT 06880

LINK BARBARA A  
32 FERRY LN E  
WESTPORT, CT 06880

ADAMS RALPH G & LORRAINE  
15 FERRY LN E  
WESTPORT, CT 06880

MCCARTHY MARY C  
4 SURREY DR  
WESTPORT, CT 06880

BOLLO NANCY K  
5 JACKIE LN  
WESTPORT, CT 06880

NILSSON JONAS  
29 FERRY LN E  
WESTPORT, CT 06880

CASS BARRY MICHAEL & EILE  
14 FERRY LN E  
WESTPORT, CT 06880

NUSBAUM GARY D  
25 FERRY LN E  
WESTPORT, CT 06880

CHOE INJAE & MAUREEN  
3 JACKIE LN  
WESTPORT, CT 06880

RIES AARON G & NICOLE A  
6 SURREY DR  
WESTPORT, CT 06880

COMAN MICHAL AND GAVIN  
28 FERRY LN E  
WESTPORT, CT 06880

WOROBEC ADAM & CHRISTEN  
4 JACKIE LN  
WESTPORT, CT 06880

EDELMAN JOHN G & BONNIE N  
4 MANITOU RD  
WESTPORT, CT 06880

HANNON CHRISTOPHER J & JA  
17 FERRY LN E  
WESTPORT, CT 06880

HOWE JAMES & PATRICIA  
20 FERRY LN E  
WESTPORT, CT 06880

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

15 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5385 32

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Westport, CT 06880	
OFFICIAL USE	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.66
Total Postage and Fees	\$5.01
Sent To	
CURRENT RESIDENT	
15 FERRY LANE E	
WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

0830  
03  
Postmark Here  
08/17/2023

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

17 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E in the future.

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Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5385 49

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<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here	
08/17/2023	
CURRENT RESIDENT	
17 FERRY LANE E	
WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

25 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

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Sincerely,

Teymoor Tahbaz  
Principal

9549 0710 5270 0665 5386 93

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Westport, CT 06880	
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 25 FERRY LANE E WESTPORT, CT 06880	
Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

4 Manitou Road  
Westport, CT 06880

Dear Property Owner:

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Sincerely,

Teymoor Tahbaz  
*Principal*

9589 0710 5270 0665 5386 86

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OFFICIAL USE	
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\$	03
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$0.66	Postmark Here
\$	08/17/2023
Total Postage and Fees \$5.01	
\$	
Sent To	CURRENT RESIDENT
Street and Apt. No., or PO Box No.	4 MANITOU RD
City, State, ZIP+4®	WESTPORT, CT 06880
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

29 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

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Sincerely,

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Principal

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Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 29 FERRY LANE E WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

3 Jackie Lane  
Westport, CT 06880

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<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here	
08/17/2023	
Sent To	
CURRENT RESIDENT	
3 JACKIE LANE	
WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

6 Jackie Lane  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5386 55

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ™.	
Westport, CT 06880	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 6 JACKIE LANE WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



VULCAN  
DEVELOPMENT GROUP

August 17, 2023

5 Jackie Lane  
Westport, CT 06880

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5386 48

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Westport, CT 06880

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Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$5.01</b>	

Extra Services & Fees (check box, add fee as appropriate)

<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	

0880  
03

Postmark  
Here

08/17/2023

Sent To  
CURRENT RESIDENT  
5 JACKIE LANE  
WESTPORT, CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

4 Jackie Lane  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E in the future.

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

Sincerely,

Teymoor Tahbaz  
Principal

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OFFICIAL USE	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 0880 03 08/17/2023	
Sent To CURRENT RESIDENT 4 JACKIE LANE WESTPORT, CT	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

11 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
*Principal*

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Westport, CT 06880

Certified Mail Fee	\$4.35	
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$0.66	
Total Postage and Fees	\$5.01	

Postmark Here  
08/17/2023

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Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

**CURRENT RESIDENT**  
**11 FERRY LANE E**  
**WESTPORT, CT 06880**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

32 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

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Westport, CT 06880

Certified Mail Fee	\$4.35	
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$0.66	
<b>Total Postage and Fees</b>	<b>\$5.01</b>	

0880  
03

Postmark  
Here

08/17/2023

Sent To  
CURRENT RESIDENT  
32 FERRY LANE E  
WESTPORT, CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

28 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5386 00

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Westport, CT 06880	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.00
<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 28 FERRY LANE E WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

20 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

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Westport, CT 06880	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 20 FERRY LANE E WESTPORT, CT 06880	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

18 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

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Westport, CT 06880	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.66
Total Postage and Fees	\$5.01
Postmark Here 08/17/2023	
Sent To CURRENT RESIDENT 18 FERRY LANE E WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

6 Surrey Drive  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

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Westport, CT 06880

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$5.01</b>	

Sent To

Street and Apt. No., or PO Box No. **CURRENT RESIDENT**  
**6 SURREY DRIVE**

City, State, ZIP+4® **WESTPORT, CT 06880**

Postmark Here  
08/17/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



VULCAN  
DEVELOPMENT GROUP

August 17, 2023

4 Surrey Drive  
Westport, CT 06880

Dear Property Owner:

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5385 63

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Westport, CT 06880	
OFFICIAL USE	
Certified Mail Fee	\$4.35
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<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	\$0.66
\$	\$5.01
Total Postage and Fees	\$5.01
\$	
Sent To	CURRENT RESIDENT
Street and Apt. No., or PO Box No.	4 SURREY DRIVE
City, State, ZIP+4®	WESTPORT, CT 06880
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

0880  
03  
Postmark  
Here  
08/17/2023

VULCAN  
DEVELOPMENT GROUP

August 17, 2023

14 Ferry Lane E  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at 24 Ferry Lane E 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](http://www.westportct.gov)) for agenda and zoom meeting details.

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

Sincerely,

Teymoor Tahbaz  
Principal

9589 0710 5270 0665 5385 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Westport, CT 06880	
OFFICIAL USE	
Certified Mail Fee \$4.35	0880
\$0.00	03
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<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 \$0.66	08/17/2023
Total Postage and Fees \$5.01	
Sent To	
CURRENT RESIDENT	
Street and Apt. No., or PO Box No. 14 FERRY LANE E	
City, State, ZIP+4® WESTPORT, CT 06880	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



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

**RECEIVED**

AUG 21 2023

**WESTPORT BUILDING  
DEPARTMENT**

1. 19 Joan Circle | 1961  
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Jacqueline Gaskell  
NAME OF CURRENT PROPERTY OWNER (Please Print) | 203-856-0845  
TELEPHONE

3. 19 Joan Circle, Westport CT. 06880  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | Wmatt@matteraconstruction.com  
EMAIL

4. MATTERA CONSTRUCTION CO., LLC c/o WALTER MATTERA, PO Box 147, Westport CT 06881  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
Attach copy of letter of authorization from owner.

5. 2849 SQ FT  
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](mailto:demolitions@aquarionwater.com)
- CABLEVISION - [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY 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: 10/21/23

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

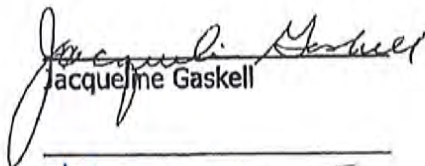
SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

**Mattera Construction Co., LLC**  
**PO Box 147**  
**Westport, CT 06881-0147**  
**Tel: 203-254-2626**  
**Fax: 203-254-6446**


August 8, 2023

Re: 19 Joann Circle  
Westport, CT 06880

The property owner, Jacqueline Gaskell, hereby grants authority and permission to Walter Mattera, Mattera Construction, Co., LLC to execute and apply for any and all permits including a demolition permit for the premises located at 19 Joann Circle, Westport, CT 06880

  
Jacqueline Gaskell

8/10/23  
Date

  
Walter Mattera

\_\_\_\_\_  
Date  
8/10/23  
Date

Property Location 19 JOANN CIR  
 Vision ID 3230

Account # 7283

Map ID E12/ / 102/000 /  
 Bldg # 1

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

State Use 1011  
 Print Date 7/26/2023 7:47:10 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT					
GASKELL ELLIS & JACQUELINE			6 Septic 2 Public Water	1 Public		Description	Code	Assessed	Assessed						
19 JOANN CIR						RES LAND	1-1	596,400	417,500	VISION					
WESTPORT CT 06880						DWELLING	1-3	394,000	275,800						
SUPPLEMENTAL DATA															
Alt Prcl ID 5319225-32		Lift Hse Asking \$													
Historic ID															
Census 503															
WestportC X25															
Survey Ma 4445															
Survey Ma															
GIS ID E12102000		Assoc Pid#													
							Total	990,400	693,300						
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GASKELL ELLIS & JACQUELINE			2345 0159	12-30-2003	Q	I	850,000	00	Year	Code	Assessed	Year	Assessed	Year	Assessed
HASKELL WENDY GRANT			1761 0229	03-22-2000	U	V	0	29	2022	1-1	417,500	2021	417,500	2020	417,500
GRANT ARLINE J AKA ARLINE			1623 0243	08-18-1998	U	V	0	29		1-3	275,800		275,800		275,800
									693,300		Total	693,300		Total	693,300
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	Batch											
0003	0003														
NOTES															
M/4445(32) A/C IN ELDERLY CONVERSION PART ONLY, 1 KIT GALLEY STYLE (1) 4 FIX BTH FRONT/BACK SPLIT															
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		
								01-13-2021	HH			07	Measur/Inf/Dr Info taken at		
								01-13-2021	VA			81	Data Mailer Change		
								07-15-2020	SR			19	Field Review		
								03-02-2020	VA			60	Mailer Sent		
								03-05-2015	VA			10	Measu/LtrSnt - Letter Sent		
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	1011	SFR w/Accessor	AA		1.120 AC	360,000.00	0.89642	5	1.00	165	1.650		1.0000		596,400
Total Card Land Units					1.120 AC	Parcel Total Land Area					1.120	Total Land Value			596,400

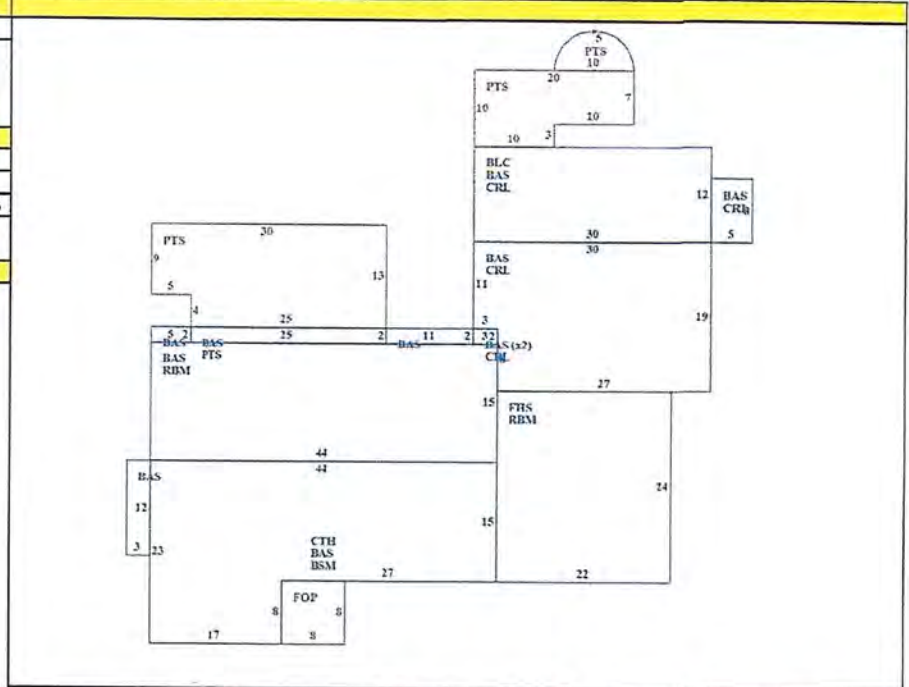
Property Location 19 JOANN CIR  
 Vision ID 3230 Account # 7283

Map ID E12 / 102/000 /  
 Bldg # 1

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

State Use 1011  
 Print Date 7/26/2023 7:47:11 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	02	Split Level	Fireplaces	2	
Model	01	Residential	Ceiling Height	9.00	
Grade:	10	B-	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	2		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		500,919
Interior Flr 1	12	Hardwood	Year Built		1961
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		G
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	06	Partial	Year Remodeled		
Total Bedrooms	05	5 Bedrooms	Depreciation %		22
Total Bthrms:	4	4 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	10	10 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		78
Kitchens	2		Cns Sect Rcnld		390,700
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	660		Misc Imp Ovr Comment		
Fin Bsmt Qual	4	Living Area Q	Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	2				
Ceiling Height	9.00				



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
A/C	Air Conditionin	B	952	4.50	1993		78		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,532	2,532		108.68	275,179
BLC	Balcony	0	360		16.30	5,869
BSM	Basement Area	0	796		21.71	17,280
CRL	Crawl Space	0	952		0.00	0
CTH	Cathedral Ceiling	0	796		21.71	17,280
FHS	Half Story, Finished	317	528		65.25	34,452
FOP	Porch, Open	0	64		22.08	1,413
PTS	Patio - Stone	0	629		16.24	10,216
RBM	Raised Basement	0	1,188		32.57	38,690
Ttl Gross Liv / Lease Area		2,849	7,845			400,379



# Order Confirmation

<b>Ad Order Number</b> 0002793543	<b>Customer Account</b> 161584
<b>Sales Rep.</b> mfleming	<b>Customer Information</b> MATTERA CONSTRUCTION P.O. BOX 147 WESTPORT CT 06881 USA
<b>Order Taker</b> mfleming	
<b>Ordered By</b> Walter Mattera	<b>Phone:</b> 2032542626 <b>Fax:</b> 2032546446
<b>Order Source</b> Phone	<b>Email:</b> wmattera@matteraconstruction.com

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 19 Jaann Circle, Westport, CT 06880 (Address) has been filed in the Office of the Town Building Official on 8/21/2023 (Filing Date).

Name and address of the owner: Jacqueline Gaskoll, 19 Jaann Circle, Westport CT 06880  
 Age of the building or structure: 1961  
 Square footage of the building or structure: 2839 SQ. FT.

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

<b>Ad Cost</b> \$78.75	<b>Payment Amt</b> \$78.75	<b>Amount Due</b> \$0.00
---------------------------	-------------------------------	-----------------------------

**Blind Box**      **Materials**

Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002793543-01		
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 12 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
8/25/2023



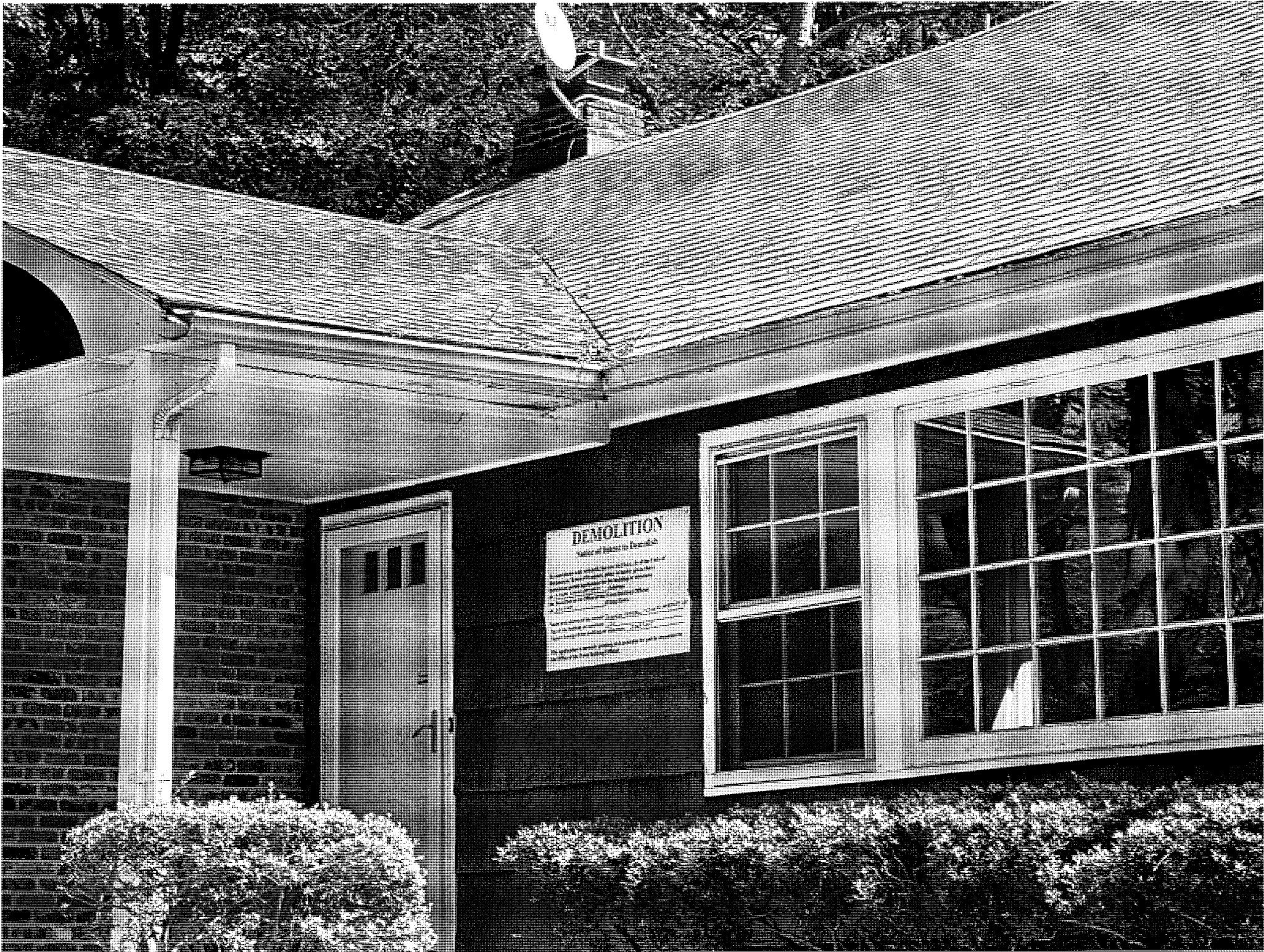
# DEMOLITION

## Notice of Intent to Demolish

In accordance with Article II, Section 14-38 (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 29 Stone Circle, Westport (Address) has been filed in the Office of the Town Building Official on 8/15/2017 (Filing Date).

Name and address of the owner: GENERAL CONTRACTORS  
Age of the building or structure: 5th  
Square footage of the building or structure: 2,049 SQ FT

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



**DEMOLITION**  
Notice of Intent to Demolish

It is hereby notified that the following structure is to be demolished by the City of [City Name] on [Date]. The structure is located at [Address]. The demolition is being carried out by [Company Name].

Any person who has an interest in the structure or who has any claims against the structure should file a written statement of their interest or claims with the City of [City Name] within [Timeframe].

The demolition is being carried out in accordance with the provisions of the [Code/Ordinance].

Name and Address of Sender

Check type of mail or service:

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

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	George + Darith Marom 21 Jeann Circle Westport, CT 06880											
2.	Mary Lynda Torstenson, Esq 21 Jeann Circle Westport, CT 06880											
3.	Shbec Cecilia Zhang + Lim Alvin 16 Jeann Circle Westport, CT 06880											
4.	Annes Madden 18 Jeann Circle Westport, CT 06880											
5.	Aspetuck Land Trust, Inc. Lehn Farm Open Space 239 Toibome Hill Rd Fairfield, CT 06425											
6.	Jessica + Daniel Durrumma 5 Lehn Farm Rd Westport, CT 06880											
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										

See Privacy Act Statement on Reverse

**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

MARY LYNDA TORSTENSON EST  
21 JOANN CIRCLE  
WESTPORT CT 06880

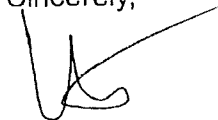
Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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 19 Joann Circle, Westport, CT has been filed in the Office of the Town Building Official on 8/21/2023  
Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport CT 06880  
Age of the building or structure: 1961  
Square footage of the building or structure: 2849 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

STIBER CECILIA ZHANG AND LIM ALVIN  
16 JOANN CIRCLE  
WESTPORT CT 06880

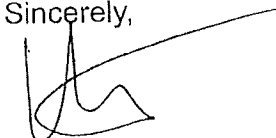
Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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 19 Joann Circle, Westport, CT has been filed in the Office of the Town Building Official on 8/21/2023  
Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport CT 06880  
Age of the building or structure: 1961  
Square footage of the building or structure: 2849 SQ. FT.

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If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

ANEES MOOPEN  
18 JOANN CIRCLE  
WESTPORT CT 06880

Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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 19 Joann Circle, Westport, CT has been filed in the Office of the Town Building Official on 8/21/2023  
Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport CT 06880  
Age of the building or structure: 1961  
Square footage of the building or structure: 2849 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

ASPETUCK LAND TRUST INC  
LEHN FARM OPEN SPACE  
239 TOILSOME HILL RD  
FAIRFIELD, CT 06825

Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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 19 Joann Circle, Westport, CT has been filed in the Office of the Town Building Official on 8/21/2023

Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport CT 06880

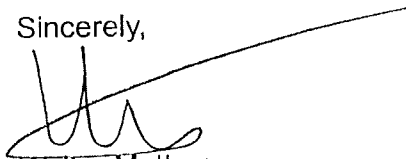
Age of the building or structure: 1961

Square footage of the building or structure: 2849 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

JESSICA & DANIEL DONNARUMMA  
5 LEHN FARM ROAD  
WESTPORT CT 06880

Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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 19 Joann Circle, Westport, CT has been filed in the Office of the Town Building Official on 8/21/2023

Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport CT 06880

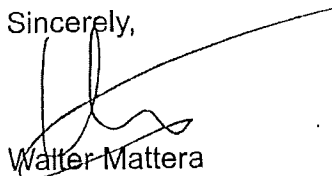
Age of the building or structure: 1961

Square footage of the building or structure: 2849 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera



**Mattera Construction Co., LLC**  
P.O. Box 147  
Westport, CT 06881  
(203) 254-2626

August 21, 2023

GEORGE & DORITH MAROM  
21 JOANN CIRCLE  
WESTPORT CT 06880

Re: Notice of Intent to Demolish  
19 Joann Circle, Westport, CT 06880

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

19 Joann Circle, Westport, CT has been filed in the Office of the Town Building  
Official on 8/21/2023

Name and address of the owner: Jacqueline Gaskell, 19 Joann Circle, Westport  
CT 06880

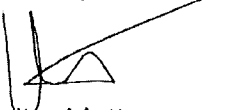
Age of the building or structure: 1961

Square footage of the building or structure: 2849 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera



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

RECEIVED

AUG 24 2023

WESTPORT BUILDING  
 DEPARTMENT

1. 43 Compo Mill Cove | 1942  
 ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. TEO Beach Shack LLC | 203-454-2110  
 PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE x 210

3. 200 Connecticut Ave., Norwalk CT 06854 | erojas@landtech  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL consult.com

4. 1,677 sqft  
 SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. Scott Walker | 203.258.7112 | 0809  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

scott.wc@live.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 submitting the 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 203-341-1184.

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 \_\_\_\_\_

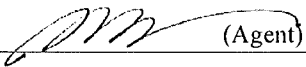
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**

**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 (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION      Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY      -      888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      Fire Marshal'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](mailto: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  
(If on Private Septic)      Mark Cooper      203-227-9571
- ENVIRONMENTAL SIGN OFF      Mark Cooper      203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)      Deborah Barbieri      203-341-1793
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER:  (Agent)      DATE: 08.24.2023

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

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

August 24, 2023

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

Aspetuck Health District  
180 Bayberry Lane  
Westport, CT 06880

**Subject: Applications for 43 Comp Mill Cove**

To whom it may concern,

I hereby authorize LANDTECH to act as our agents in matters pertaining to the submission of applications and securing permits for my property at 43 Compo Mill Cove in Westport, CT.

Very Truly Yours, .



Sunil Hirani

Property Location 43 COMPO MILL COVE  
 Vision ID 4445 Account # 8523

Map ID E04 / 072/000 /  
 Bldg # 1

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

State Use 101W  
 Print Date 7/26/2023 10:19:32 P

CURRENT OWNER		TOPO	UTILITIES	STRY/ROAD	LOCATION	CURRENT ASSESSMENT			
TEO BEACH SHACK LLC			6 Septic	1 Public	1	Description	Code	Assessed	Assessed
			2 Public Water			RES LAND	1-1	937,500	656,300
						DWELLING	1-3	128,400	89,900
200 CONNECTICUT AVENUE  NORWALK CT 06854		SUPPLEMENTAL DATA							
		Alt Prcl ID 5448199	Lift Hse NO						
		Historic ID 142	Asking \$						
		WestportC K15							
		Survey Ma 7070							
		Survey Ma							
		GIS ID E04072000	Assoc Pid#						
				Total		1,065,900		746,200	

6158  
 WESTPORT, CT  
**VISION**

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TEO BEACH SHACK LLC		4143 0107	06-25-2021	Q	I	1,400,000	00	Year	Code	Assessed	Year	Assessed	Year	Assessed
EISENBERG DOUGLAS AND FRIEDMAN ANDREA		3212 0192	07-20-2011	U	I	700,000	14	2022	1-1	656,300	2021	656,300	2020	656,300
DEUTSCHE BANK NATIONAL TRUST		3212 0190	07-20-2011	U	I	0	14		1-3	89,900		89,900		89,900
KATZ MICHAEL C EST OF		3052 0083	01-08-2010	U	I	0	29							
KATZ MICHAEL C		1746 0118	12-22-1999	U	I	0	29							
						Total		746,200		Total	746,200		Total	746,200

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				
									Appraised Bldg. Value (Card) 128,400				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001	0001			

NOTES									
M/ 7070, 3720, 343									
HOT TUB ON DECK									
VAULTED CEILING 24 X 24 FUS									

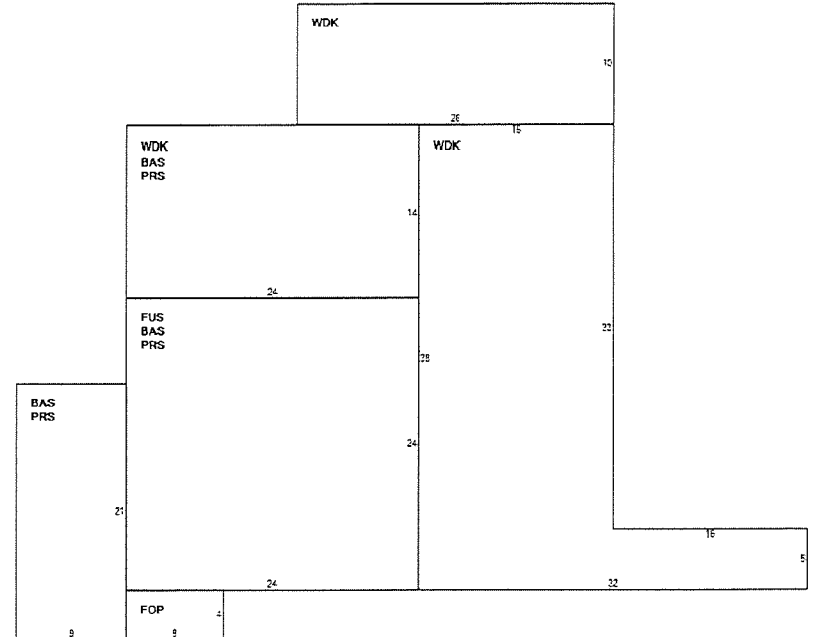
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								05-14-2020	SR			19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								08-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
								08-14-2015	RH			02	Sat or >5PM Attm @ Int In	
								08-13-2015	RH			01	Measured/No Interior Insp	

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	101W	Single Family W	A		0.180 AC	756,250.00	3.67309	7	0.50	375	3.750	ACCESS/SHAPE/ROW		1.0000	937,500

Total Card Land Units					0.180 AC	Parcel Total Land Area					0.180	Total Land Value			937,500
-----------------------	--	--	--	--	----------	------------------------	--	--	--	--	-------	------------------	--	--	---------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	2	2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	07	Gambrel	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		298,520
Interior Flr 1	14	Carpet	Year Built		1942
Interior Flr 2	12	Hardwood	Effective Year Built		
Heat Fuel	04	Electric	Depreciation Code		F
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		1980
Total Bedrooms	01	1 Bedroom	Depreciation %		57
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	4	4 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		43
Kitchens	1		Cns Sect Rcnd		128,400
Whirlpool Tubs			Dep % Ovr		
Hot Tubs	1		Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	1		Misc Imp Ovr Comment		
Fin Bsmt Qual	3		Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	2				
Ceiling Height	8.00				



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	Undeprec Value
BAS	First Floor	1,101	1,101		144.37	158,948
FOP	Porch, Open	0	32		27.07	866
FUS	Upper Story, Finished	576	576		144.37	83,155
PRS	Piers	0	1,101		0.00	0
WDK	Deck, Wood	0	1,284		14.39	18,479
Ttl Gross Liv / Lease Area		1,677	4,094			261,448

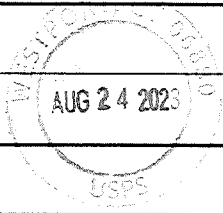




Certificate of Mailing — Firm

Name and Address of Sender  LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender  6	TOTAL NO. of Pieces Received at Post Office™  6	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.	COMPO COVE PARK ASSOCIATION				
	54 COMPO MILL COVE				
	WESTPORT, CT 06880				
2.	MURRAY MICHAEL P TR				
	161 CHERRY ST 2ND FLR				
	NEW CANAAN, CT 06840				
3.	MALPESO PASQUALE J JR				
	50 COMPO MILL COVE				
	WESTPORT, CT 06880				
4.	H P GABBY LLC				
	80 PROSPECT ST				
	STAMFORD, CT 06905				
5.	SUMMER & SPRING LLC				
	46 COMPO MILL COVE				
	WESTPORT, CT 06880				
6.	LONERGAN LANCE F & ANNE L				
	42 & 44 COMPO MILL COVE				
	WESTPORT, CT 06880				





# 100 foot Abutters List Report

Westport, CT  
August 23, 2023

## Subject Property:

Parcel Number: E04072000  
CAMA Number: E04072000  
Property Address: 43 COMPO MILL COVE

Mailing Address: TEO BEACH SHACK LLC  
200 CONNECTICUT AVENUE  
NORWALK, CT 06854

## Abutters:

Parcel Number: E04073000  
CAMA Number: E04073000  
Property Address: COMPO MILL COVE

Mailing Address: COMPO COVE PARK ASSOCIATION  
54 COMPO MILL COVE  
WESTPORT, CT 06880

Parcel Number: E04090000  
CAMA Number: E04090000  
Property Address: 52 COMPO MILL COVE

Mailing Address: MURRAY MICHAEL P TR  
161 CHERRY ST 2ND FLR  
NEW CANAAN, CT 06840

Parcel Number: E04091000  
CAMA Number: E04091000  
Property Address: 50 COMPO MILL COVE

Mailing Address: MALPESO PASQUALE J JR  
50 COMPO MILL COVE  
WESTPORT, CT 06880

Parcel Number: E04092000  
CAMA Number: E04092000  
Property Address: 48 COMPO MILL COVE

Mailing Address: H P GABBY LLC  
80 PROSPECT ST  
STAMFORD, CT 06905

Parcel Number: E04093000  
CAMA Number: E04093000  
Property Address: 46 COMPO MILL COVE

Mailing Address: SUMMER & SPRING LLC  
46 COMPO MILL COVE  
WESTPORT, CT 06880

Parcel Number: E04094000  
CAMA Number: E04094000  
Property Address: 44 COMPO MILL COVE

Mailing Address: LONERGAN LANCE F & ANNE L  
44 COMPO MILL COVE  
WESTPORT, CT 06880

Parcel Number: E04095000  
CAMA Number: E04095000  
Property Address: 42 COMPO MILL COVE

Mailing Address: LONERGAN LANCE F & ANNE L  
42 COMPO MILL COVE  
WESTPORT, CT 06880



www.cai-tech.com



NOTICE OF  
**DEMOLITION**

THIS BUILDING IS SCHEDULED TO BE DEMOLISHED ON  
OR ABOUT OCTOBER 2, 2023.

**NO TRESPASSING**

THIS BUILDING IS UNOCCUPIED:  
FIRE DEPARTMENT WILL NOT RISK PERSONNEL  
ENTERING THIS BUILDING IN CASE OF FIRE

WESTPORT BUILDING DEPARTMENT  
TELEPHONE: 341-5025

OWNER (AGENT): Peter Romano  
TELEPHONE: 203.454.2110

THIS NOTICE MUST BE POSTED ON THE STRUCTURE WHEN IT IS NO LONGER OCCUPIED  
AND SHALL BE VISIBLE FROM THE STREET.

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 43 Compo Mill Cove has been filed in the Office of the Town Building Official on August 24, 2023.

Name and address of the owner: TEO Beach Shack LLC

200 Connecticut Ave.

Norwalk, CT 06854

Age of the building or structure: 81

Square footage of the building or structure: 1,677 sq. ft.

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

## Order Confirmation

<u>Ad Order Number</u> 0002794027	<u>Customer Account</u> 232718
<u>Sales Rep.</u> mfleming	<u>Customer Information</u> LANDTECH 518 RIVERSIDE AVE WESTPORT CT 06880 USA
<u>Order Taker</u> mfleming	
<u>Ordered By</u> Emma Rojas	<u>Phone:</u> 2034542110
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> TRyder@landtechconsult.com

### Ad Content Proof

Note: Ad size does not reflect actual ad

<b>DEMOLITION</b>
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 43 Compo Mill Cove has been filed in the Office of the Town Building Official on August 24, 2023.
Name and address of the owner: TEO Beach Shack LLC 200 Connecticut Ave. Norwalk, CT 06854
Age of the building or structure: 81
Square footage of the building or structure: 1,677 sq. ft.
The application is currently pending and available for public inspection in the Office of the Town Building Official.

<u>Ad Cost</u> \$37.20	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$37.20
---------------------------	------------------------------	------------------------------

Blind Box      Materials

### Order Notes

<u>Ad Number</u> 0002794027-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 14 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
9/1/2023

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:** 43 Compo Mill Cove

**Name:** Samuel Hoyt/M.M. Dunham  
Cottage

**NR District:** Mill Cove Historic District

**Local District:**

**Neg No.:** 28:31

**HRS ID No.:** 0142





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

RECEIVED

AUG 23 2023

1. 28 Mayflower Pkwy | 1947  
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

WESTPORT BUILDING DEPARTMENT

2. Theodore Schachter, Executor Estate of |  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

RECEIVED

3. 10764 Rochester Ave Los Angeles CA 90027  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EMAIL  
 AUG 24 2023

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

WESTPORT BUILDING DEPARTMENT

5. 1,941 Square feet Single Family House  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

Brian@coastal-lux.com | 203 873-9348  
 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                      Natasha Nelson (203)362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION    Carl Jenkins    (203)696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@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    [scgdemolitions@avangrid.com](mailto: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: Joseph Feinlyb                      DATE: 8/23/23

SIGNATURE OF DEMOLITION CONTRACTOR: Coastal Huxory Homes, LLC

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

### Walmart Estate Letter

ALLISON ZIERING WALMARK <amzierung@aol.com>

Tue 8/22/2023 12:27 PM

To:Denean Pomarico <denean@coastal-lux.com>

**Theodore Schachter, Executor  
Estate of Joseph H. Schachter  
10264 Rochester Avenue  
Los Angeles, CA 90024**

August 11, 2023

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

RE: 28 Mayflower Parkway, Westport, CT 06880  
Demolition

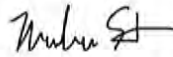
Dear Sir/Madam,

Please be advised that the undersigned owner of the above referenced property hereby grants permission to Michael A. Walmark, Allison Z. Walmark and Coastal Luxury Homes, LLC, as my agent to file any necessary documents, permits or requests to begin the demolition process of said property.

*Handwritten notes:*  
Homes, LLC  
AZW

Thank you.

Sincerely yours,



Owner  
Theodore Schachter, Executor

Sent from Allison Ziering Walmark's iPad



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880  
203-247-3439 [denean@coastal-lux.com](mailto:denean@coastal-lux.com)

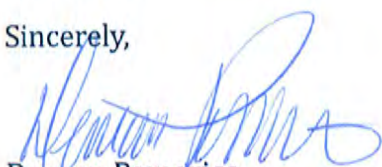
August 23, 2023

Dear Neighbor,

Please be advised Coastal Luxury Homes, LLC has filed an application with the Westport Building Department to demolish the residence located at 28 Mayflower Parkway, Westport Connecticut. I have enclosed a copy of the demolition sign that is posted on the house.

Thank you.

Sincerely,



Denean Pomarico



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SCHACHTER JOSEPH H & IRMA K					1 Public		Description	Code	Assessed	Assessed	6158 WESTPORT, CT	
28 MAYFLOWER PKWY							RES LAND	1-1	911,400	638,000		
WESTPORT CT 06880							DWELLING	1-3	175,000	122,500	<b>VISION</b>	
<b>SUPPLEMENTAL DATA</b>							RES OUTBL	1-4	17,600	12,300		
Alt Prcl ID 53161241			Lift Hse Asking \$									
Historic ID 505			Assoc Pid#									
Census WestportC K24												
Survey Ma 1388												
Survey Ma												
GIS ID D05097000												
							Total		1,104,000	772,800		

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SCHACHTER JOSEPH H & IRMA K				0411	0120	02-03-1976	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
											2022	1-1	638,000	2021	638,000	2020	638,000
												1-3	122,500		122,500		122,500
												1-4	12,300		12,300		12,300
											Total		772,800	Total	772,800	Total	772,800

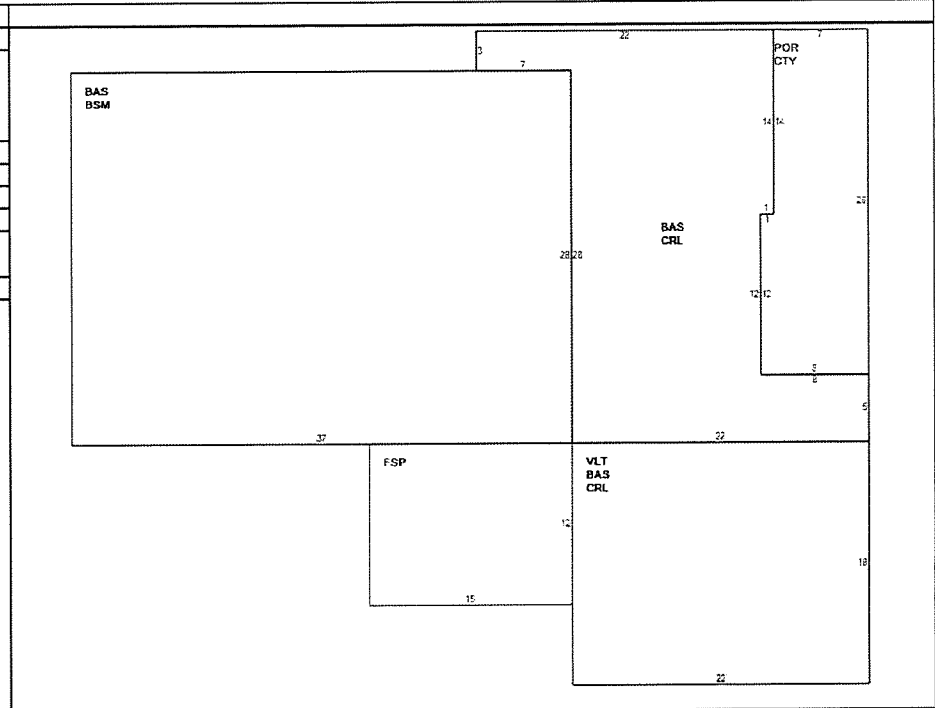
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 175,000			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 17,600			
									Appraised Land Value (Bldg) 911,400			
									Special Land Value 0			
									Total Appraised Parcel Value 1,104,000			
									Valuation Method C			
									Total Appraised Parcel Value 1,104,000			
									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	
								05-15-2020	SR			19	Field Review	
								10-31-2015	VA			80	Data Mailer No Change	
								08-25-2015	AG			00	Measur+Listed	
								08-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
								08-05-2015	BG			01	Measured/No Interior Insp	

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	101	Single Family Re	AA		1.380	AC	360,000.00	0.73381	5	1.00	250	2.500		1.0000	911,400
Total Card Land Units					1.380	AC	Parcel Total Land Area					1.380	Total Land Value		911,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	2	
Model:	01	Residential	Ceiling Height	9.00	
Grade:	12	B+	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		301,757
Interior Flr 1	12	Hardwood	Year Built		1946
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	06	Steam	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	1		Trend Factor		1
Total Rooms:	7	7 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		58
Kitchens	1		Cns Sect Rcnld		175,000
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	323		Misc Imp Ovr Comment		
Fin Bsmt Qual	2		Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	2				
Ceiling Height	9.00				



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
GAR1	Garage	L	440	31.37	1974	6	75	5	1.75	17,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,941	1,941		114.40	222,048
BSM	Basement Area	0	1,036		22.86	23,681
CRL	Crawl Space	0	905		0.00	0
CTY	Court Yard	0	194		0.00	0
FSP	Porch, Screen	0	180		28.60	5,148
POR	Pergola	0	194		11.20	2,174
VLT	Vaulted Ceiling	0	396		5.78	2,288
Ttl Gross Liv / Lease Area		1,941	4,846			255,339



# 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 28 Mayflower Parkway, Westport CT has been filed in the Office of the Town Building Official on August 23, 2022

Name and address of the owner: Thomas Schickel / under State of Joseph Schickel, 1064 Parkside Ave, Los Angeles CA 90024  
Age of the building or structure: 76 Years old  
Square footage of the building or structure: 1,941 sf

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

## Order Confirmation

<b>Ad Order Number</b> 0002793902	<b>Customer Account</b> 347248
<b>Sales Rep.</b> mfleming	<b>Customer Information</b> DENEAN POMARICO 250 POST ROAD EAST NORWALK CT 06855 USA
<b>Order Taker</b> mfleming	
<b>Ordered By</b> Denean Pomarico	<b>Phone:</b> 2032473439
<b>Order Source</b> Phone	<b>Fax:</b> <b>EMail:</b>

### Ad Content Proof

Note: Ad size does not reflect actual ad

#### DEMOLITION

#### 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 IS AVAILABLE FOR PUBLIC INSPECTION. Name & Address of Structure: Residential Dwelling: 28 Mayflower Parkway, Westport CT 06880, Name & Address of Owner: Theodore Schachter, Executor, Estate of Joseph Schachter, 10264 Rochester Avenue, Los Angeles, CA 90024 Age of Structure 76 Years Old, Square Footage: 1,941

<b>Ad Cost</b> \$78.75	<b>Payment Amt</b> \$0.00	<b>Amount Due</b> \$78.75
---------------------------	------------------------------	------------------------------

<b>Blind Box</b>	<b>Materials</b>
------------------	------------------

#### Order Notes

<b>Ad Number</b> 0002793902-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002793642
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 10 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
9/ 1/2023





# 100 foot Abutters List Report

Westport, CT  
August 22, 2023

## Subject Property:

Parcel Number: D05097000  
CAMA Number: D05097000  
Property Address: 28 MAYFLOWER PKWY

Mailing Address: SCHACHTER JOSEPH H & IRMA K  
28 MAYFLOWER PKWY  
WESTPORT, CT 06880

## Abutters:

Parcel Number: D05024000  
CAMA Number: D05024000  
Property Address: 29 BURNHAM HILL

Mailing Address: WILLIAMS JASON D & NIKKI  
29 BURNHAM HILL  
WESTPORT, CT 06880

Parcel Number: D05025000  
CAMA Number: D05025000  
Property Address: 31 BURNHAM HILL

Mailing Address: KAPLAN ANDREW J & SCOPE CINDY  
31 BURNHAM HILL  
WESTPORT, CT 06880

Parcel Number: D05026000  
CAMA Number: D05026000  
Property Address: 33 BURNHAM HILL

Mailing Address: COWEN ELLEN WARE  
33 BURNHAM HILL  
WESTPORT, CT 06880

Parcel Number: D05027000  
CAMA Number: D05027000  
Property Address: 35 BURNHAM HILL

Mailing Address: COHEN MEREDITH & SCOTT  
35 BURNHAM HILL  
WESTPORT, CT 06880

Parcel Number: D05028000  
CAMA Number: D05028000  
Property Address: 37 BURNHAM HILL

Mailing Address: YU SANG  
37 BURNHAM HILL  
WESTPORT, CT 06880

Parcel Number: D05076000  
CAMA Number: D05076000  
Property Address: 27 MAYFLOWER PKWY

Mailing Address: BYER MATTHEW & SUSAN  
27 MAYFLOWER PKWY  
WESTPORT, CT 06880

Parcel Number: D05096000  
CAMA Number: D05096000  
Property Address: 30 MAYFLOWER PKWY

Mailing Address: LUCCI SALVATORE D AND PINKHAM  
KATHY  
39 SOUNDVIEW DR  
WESTPORT, CT 06880

Parcel Number: D05098000  
CAMA Number: D05098000  
Property Address: 26 MAYFLOWER PKWY

Mailing Address: MAYFLOWER CT LLC  
26 MAYFLOWER PKWY  
WESTPORT, CT 06880

Parcel Number: D05134000  
CAMA Number: D05134000  
Property Address: 42 COMPO PKWY

Mailing Address: HORNUNG MARJORIE  
42 COMPO PKWY  
WESTPORT, CT 06880



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Name and Address of Sender

Coastal Luxury Homes LLC  
1723 Post Rd East  
Westport CT 06880

Check type of mail or service:

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

Affix Stamp  
(If issued as a  
certificate of r  
or for addition  
copies of this  
Postmark or  
Date of Rec



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U.S. POSTAGE PAID

WESTPORT, CT

06880  
AUG 24 23  
AMOUNT

**\$3.42**

R2305K132412-03

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	Jason + Nikki Williams 29 Burnham Hill Westport CT 06880		
2.	Cindy Scope + Andrew Kaplan 31 Burnham Hill Westport CT 06880		
3.	Ellen Wave Cowen 33 Burnham Hill Westport CT 06880		
4.	Meredith + Scott Cohen 35 Burnham Hill Westport CT 06880		
5.	Sandy Uo 37 Burnham Hill Westport CT 06880		
6.	Matthew + Susan Byer 27 Mayflower Pkwy Westport CT 06880		
7.			
8.			



Total Number of Pieces  
Listed by Sender

6

Total Number of Pieces  
Received at Post Office

6

Postmaster Pay (Name of receiving employee)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender  
 Coastal Luxury Homes LLC  
 1723 Post Rd East  
 Westport CT 06880

Check type of mail or service:  
 Certified  Recorded Delivery (International)  
 COD  Registered  
 Delivery Confirmation  Return Receipt for Merchandise  
 Express Mail  Signature Confirmation  
 Insured

Affix Stamp Here  
 (If issued as a certificate of mailing or for additional copies of this bill)  
 Postmark and Date of Receipt



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U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 AUG 24, 23  
 AMOUNT  
**\$1.71**  
 R2305K132412-03

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Hai Ct
1.	Silvatore Lucci + Kathy Pinham 39 Soundview Drive Westport CT 06880			
2.	Mayflower CT LLC 26 Mayflower Pkwy Westport CT 06880			
3.	Marijovic Hornung 42 Compo Pkwy Westport CT 06880			
4.				
5.				
6.				
7.				
8.				



Total Number of Pieces Listed by Sender: 3  
 Total Number of Pieces Received at Post Office: 3  
 Postmaster (Name of receiving employee): [Signature]

See Privacy Act Statement on Reverse