



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

RECEIVED

1. 32 Webb Rd.

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

MAY 21 2024

2. Jessica Bram

NAME OF CURRENT PROPERTY OWNER (Please Print)

1925
 (203) 247-3081

TELEPHONE

3. 32 Webb Rd.

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

jbram999@gmail.com

EMAIL

4. Anthony M. Baldino 595 Walnut Hill Rd. Thomaston CT 06487

NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

RECEIVED

Attach copy of letter of authorization from owner.

MAY 21 2024

5. 3238 Square foot home

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

WESTPORT BUILDING DEPARTMENT

6. DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

EMAIL

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

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

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

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

Meeting Date of Historic District Commission to consider demolition: _____

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: 5/19/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



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

Order Confirmation

Ad Order Number 0002849903	Customer Account 354377
Sales Rep. tross	Customer Information ANTHONY M BALDINO CUSTOM HOMES
Order Taker tross	595 Walnut Hill Rd THOMASTON CT 06787 USA
Ordered By Kim Baldino	Phone: 2032281817
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

Legal Notice of Intent to Demolish:

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances of Westport, notice is hereby given that a demolition permit application for the building or structure at 32 Webb Rd has been filed in the Office of the Town Building Official on May 22, 2024.

Name and address of the contract vendee:
32 Webb Road LLC, 98 Hinstertown Road, Newtown, CT 06470.

Age of the building or structure: 99 years

Square footage of the building or structure: 3238

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

Ad Cost \$33.48	Payment Amt \$33.48	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002849903-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 13 li	PQ Number
Color \$0.00	Color Requests	

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

Run Dates
6/7/2024

PROPERTY OWNER AUTHORIZATION

TO WHOM IT MAY CONCERN:

WE, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PREMISES DESCRIBED AS FOLLOWS; 32 WEBB ROAD WESTPORT CT.

ANTHONY M BALDINO- ANTHONY M BALDINO CUSTOM HOMES LLC IS DULY AUTHORIZED TO EXECUTE ANY AND ALL APPLICATIONS FOR ANY AND ALL PERMITS RELATED TO THE CONSTRUCTION AND OR DEMO FOR A NEW HOUSE ON MY PROPERTY.

DATE: 05-17-24

OWNER:

OWNER SIGNATURE:

<i>Jessica Bram</i>	dotloop verified 05/17/24 4:53 PM EDT J962-JACO-45PQ-CMWO
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OWNER TELEPHONE #

203-247-3081

OWNER EMAIL -

jbram999@gmail.com

Property Location 32 WEBB RD
 Vision ID 1993

Account # 6027

Map ID E09 / 136/000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

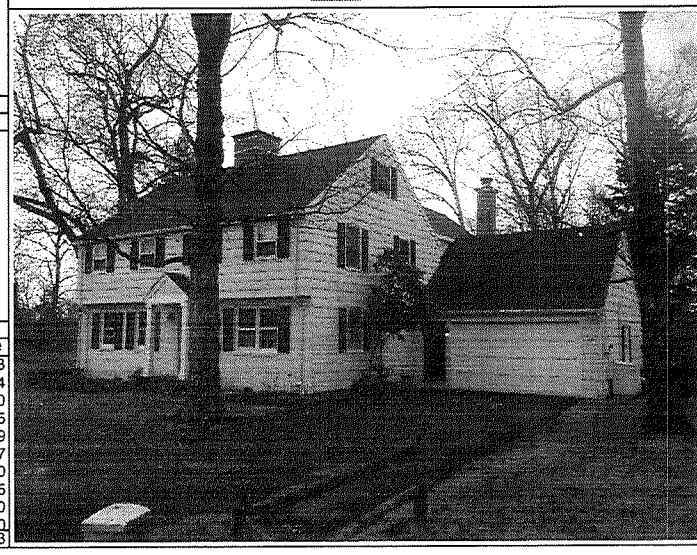
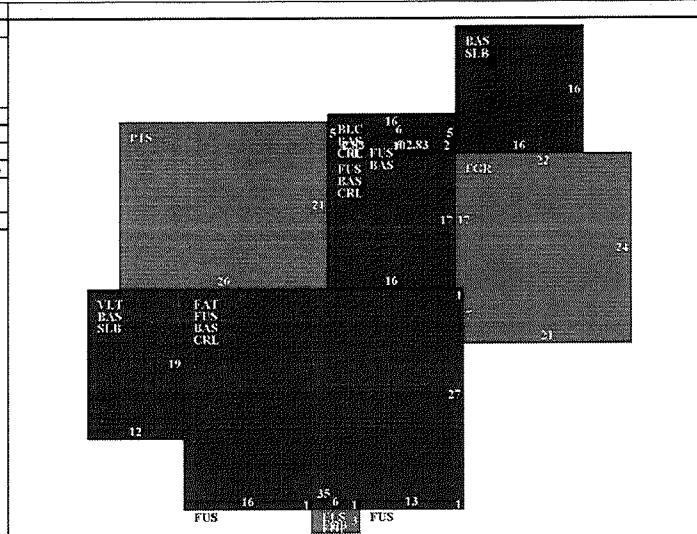
Card # 1 of 1

State Use 101
 Print Date 4/30/2024 8:08:49 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	2	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C Owne
Exterior Wall 1	14	Wood Shingle			B S
Exterior Wall 2	19	Brick Veneer	Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		600,357
Interior Flr 1	12	Hardwood	Year Built		1925
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		G
Heat Type:	05	Hot Water	Remodel Rating		MJ
AC Type:	03	Central	Year Remodeled		2007
Total Bedrooms	04	4 Bedrooms	Depreciation %		14
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		
Total Xtra Fixtrs	2		Trend Factor		1
Total Rooms:	10	10 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		86
Kitchens	1		Cns Sect Rcnld		516,300
Whirlpool Tubs	1		Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	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	Undeprc Value
BAS	First Floor	1,781	1,781		155.43	276,813
BLC	Balcony	0	64		24.29	1,554
CRL	Crawl Space	0	1,281		0.00	0
FAT	Attic, Finished	189	945		31.09	29,375
FGR	Garage	0	521		62.05	32,329
FOP	Porch, Open	0	24		32.38	777
FUS	Upper Story, Finished	1,268	1,268		155.43	197,080
PTS	Patio - Stone	0	546		23.34	12,745
SLB	Slab	0	484		0.00	0
VLT	Vaulted Ceiling	0	228		7.50	1,710
Ttl Gross Liv / Lease Area		3,238	7,142			552,383



Property Location 32 WEBB RD
 Vision ID 1993

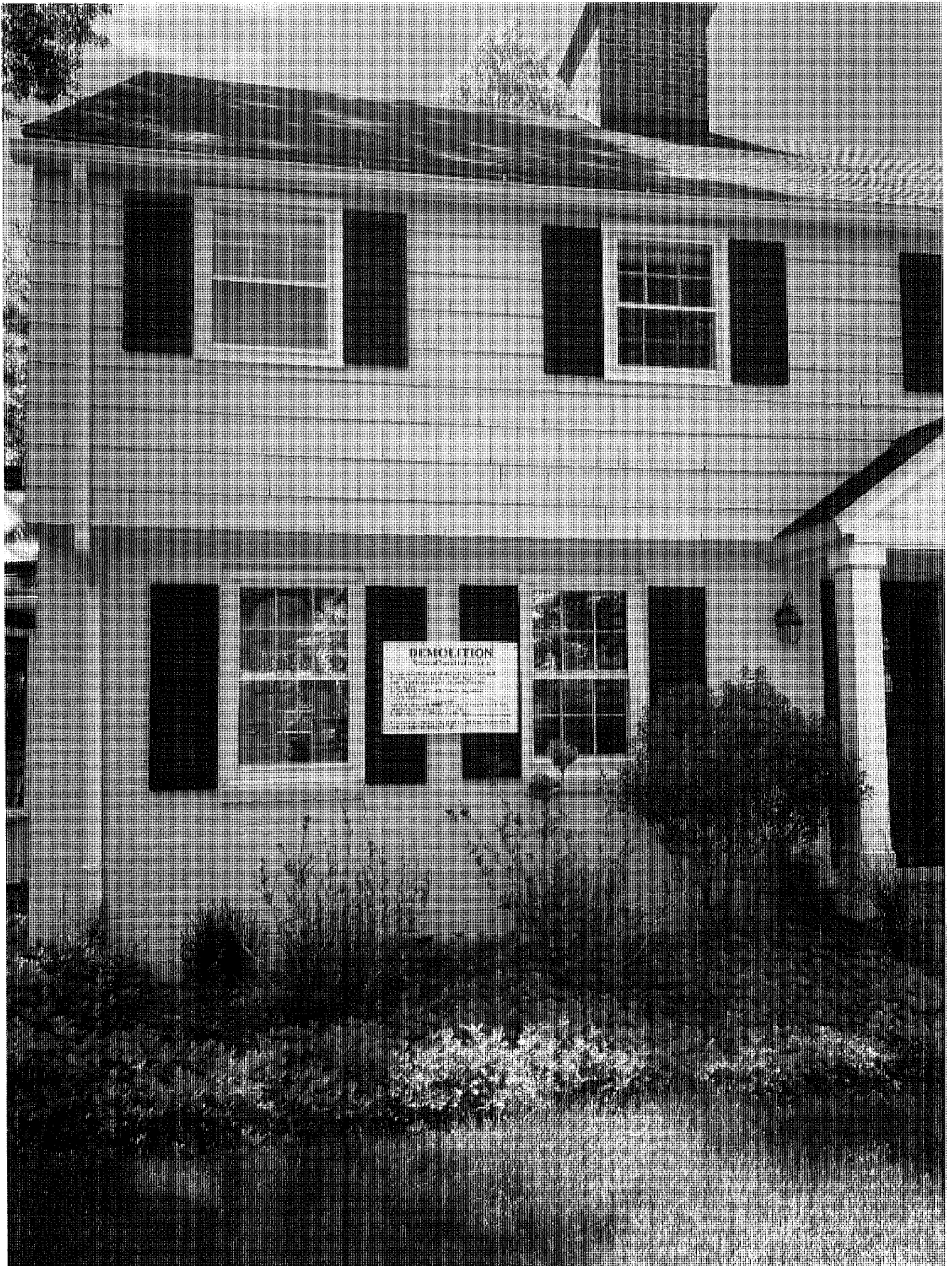
Account # 6027

Map ID E09 / 136/000 /
 Bldg # 1

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

State Use 101
 Print Date 4/30/2024 8:08:49 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158					
BRAM JESSICA			3 Public Sewer	2 Private		Description	Code	Appraised	Assessed	WESTPORT, CT					
			6 Septic			RES LAND	1-1	598,200	418,700	VISION					
			2 Public Water			DWELLING	1-3	516,300	361,400						
32 WEBB RD WESTPORT CT 06880		SUPPLEMENTAL DATA			Total		1,114,500	780,100							
		Alt Prcl ID 5318283-32A- Historic ID 1534 Census 502 WestportC E14 Survey Ma Survey Ma GIS ID E09136000	Lift Hse Asking \$		Assoc Pld#										
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BRAM JESSICA			1685 0037	04-02-1998	Q	I	499,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2023	1-1	418,700	2022	418,700	2021	418,700
										1-3	361,400		361,400		361,400
									780,100 Total		780,100	780,100 Total		780,100	
EXEMPTIONS			OTHER ASSESSMENTS			APPRaised VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									Appraised Bldg. Value (Card) 516,300						
Total			0.00	ASSESSING NEIGHBORHOOD			Appraised Xf (B) Value (Bldg) 0								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Ob (B) Value (Bldg) 0										
0003	0003				Appraised Land Value (Bldg) 598,200										
NOTES												Special Land Value 0			
M/ 2624(32), 3389, 7728, 1 - 4 FX BTH ELEC HEAT IN FAT												Total Appraised Parcel Value 1,114,500			
												Valuation Method C			
												1,114,500			
												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		
67614	08-08-2006	AD	220,000	09-07-2007	100	09-07-2007	16 X 22' 2-STY ADDTN ON C	07-16-2020	SR			19	Field Review		
								07-07-2020	VA			81	Data Mailer Change		
								03-02-2020	VA			60	Mailer Sent		
								03-27-2017	PF			50	BAA Change		
								04-07-2015	MJF			00	Measur+Listed		
Permit Id	Comments	67614 16 X 22' 2-STY ADDTN ON CRAWL FOR 1ST FL KITCHEN & 2ND FL MBR SUITE & MISC. INT RENO/ NEW FRONT PORTICO ROOF													
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		0.640 AC	360,000.00	1.44236	5	1.00	180	1.800			1.0000	598,200
Total Card Land Units					0.640 AC	Parcel Total Land Area					0.640	Total Land Value			598,200



DEMOLITION
General Contracting Co., Inc.
1000 N. 1st St., Suite 100
St. Paul, MN 55102
Tel: 651-222-1111
Fax: 651-222-1112
www.demolition.com

(No Subject)

From: KIM BALDINO (kimbaldino@sbcglobal.net)

To: kimbaldino@sbcglobal.net

Date: Monday, May 20, 2024 at 02:06 PM EDT



Sent from AT&T Yahoo Mail for iPhone

May 20, 2024

Dear Mr. & Mrs. Livecchi,

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony M Baldino', with a long horizontal flourish extending to the right.

Anthony M Baldino
Anthony M Baldino Custom Homes, LLC

copy of letter sent to all 4 neighbors.

HDC NEIGHBOR NOTIFICATION FORM

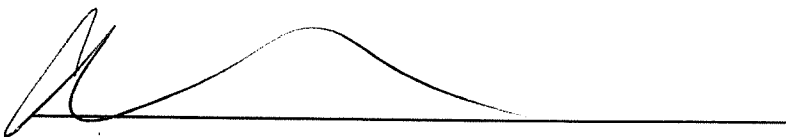
Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

ADI MacKie - 37 Crescent Rd.

Kenneth D + Meryl C. Hoffman - 31 Webb Rd.

Joseph + Tracy Livecchi - 30 Webb Rd.

Eric + Sari Berkowitz - 29 Webb Rd.



Signature of owner or authorized agent

MAY 20, 2024

Date

Anthony Baldino

Print Name



Certificate of Mailing

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

From: BALDINO Custom Homes
595 Walnut Hill Rd.
Thomaston CT 06787

To: Mr + Mrs Kenneth Hoff
31 Webb Rd.
Westport CT 06880

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

RDC 99



U.S. POSTAGE PAID
FCM LETTER
THOMASTON, CT
MAY 20, 24
AMOUNT
\$2.00
R2304M115816-05



Certificate of Mailing

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

From: BALDINO Custom Homes
595 Walnut Hill Rd.
Thomaston CT 06787

To: Mr + Mrs Eric Berkowitz
29 Webb Rd.
Westport CT ~~06880~~ 06880

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

RDC 99



U.S. POSTAGE PAID
FCM LETTER
THOMASTON, CT
MAY 20, 24
AMOUNT
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RDC 99



U.S. POSTAGE PAID
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From: BALDINO Custom Homes
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Thomaston CT 06787

To: Mr. Adi Mackie
37 Crescent Rd.
Westport CT 06880

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

RDC 99



U.S. POSTAGE PAID
FCM LETTER
THOMASTON, CT
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**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

MAY 16 2024

WESTPORT BUILDING
DEPARTMENT

1. 21 Long Lots Lane, Westport

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card) 1952

2. Alan Sharkany / David Kynenb

PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)

TELEPHONE 917-532-5818

3. 21 Long Lots lane, Westport / 50 Charles St. Westport

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

WESTPORT BUILDING
DEPARTMENT

David Up habitat
co1

4. _____
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. JRP Demolition

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE 203-984-6466

LICENSE NUMBER DMR 001068

DPSService@yahoo.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.

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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 _____

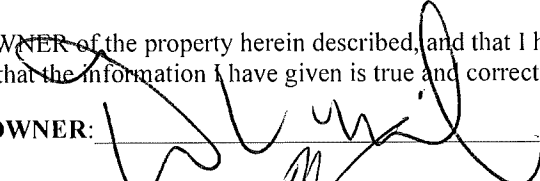
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

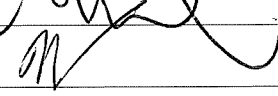
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- CABLEVISION Carl Jenkins 203-696-4726 carl.jenkins@alticeusa.com
- EVERSOURCE ENERGY - 888-544-4826 FAX 877-285-4448
- FUEL TANK (For underground tanks) From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY scgdemolitions@avangrid.com 800-989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. 203-383-6727
- CONSERVATION DEPARTMENT Colin Kelly 203-341-1170 FAX: 203-341-1088
- HEALTH DEPARTMENT Mark Cooper 203-227-9571
(If on Private Septic)
- ENVIRONMENTAL SIGN OFF Mark Cooper 203-227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri 203-341-1793
(If on Public 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:  DATE: 5/14/24

SIGNATURE OF DEMOLITION CONTRACTOR:  DATE: 5/14/24

SIGNATURE OF BUILDING OFFICIAL: _____ DATE: _____

AUTHORIZATION

I, Alan Sharkany, owner of real property known as 21 Long Lots Lane, Westport, Connecticut (the "Property") hereby authorize CCO Habitats and its successors and/or assigns, contract purchasers of the Property to work with the Town of Westport to apply for permits, file applications and speak with the Town representatives. Said authorization shall specifically allow for signs to be placed at the Property and for any notices required to obtain permits to be sent on our behalf.

Alan Sharkany 5/15/24
Alan Sharkany Date

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
SHARKANY NANCY M & ALAN R			6 Septic	2 Private		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	457,500	320,300
21 LONG LOTS LN		SUPPLEMENTAL DATA				DWELLING	1-3	119,400	83,600
		Alt Prcl ID 54450124-21	Lift Hse Asking \$						
WESTPORT CT 06880		Historic ID							
		Census 503							
		WestportC E13							
		Survey Ma 2211							
		Survey Ma							
		GIS ID F09181000	Assoc Pid#						
						Total		576,900	403,900

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHARKANY NANCY M & ALAN R		3354 0113	09-27-2012	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
SHARKANY NANCY M		1115 0215	08-20-1991	Q	I	175,000	00	2023	1-1	320,300	2022	320,300	2021	320,300
									1-3	83,600		83,600		83,600
										403,900	Total	403,900	Total	403,900

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) 119,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		

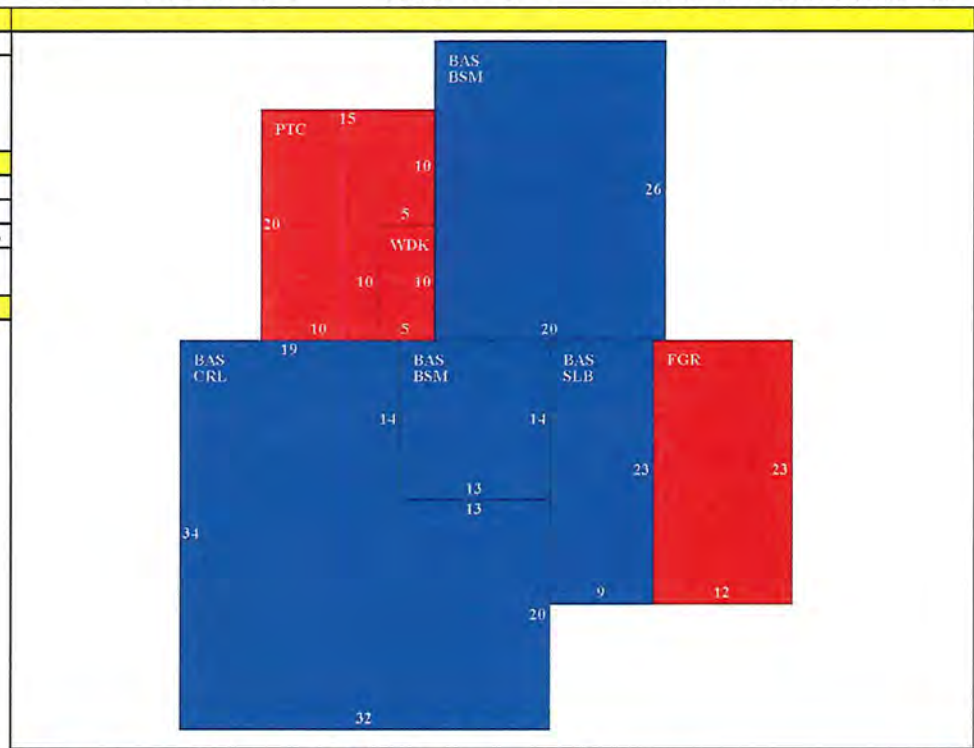
NOTES			
M/ 2211(21)			
WBS			

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								07-14-2020	SR			19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								04-13-2015	RH			00	Measur+Listed	
								03-18-2015	VA			66	INSPECTION NOTICE SE	
								11-15-2005	HH	1	1	00	Measur+Listed	

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	A		0.240 AC	360,000.00	3.02579	5	1.00	175	1.750		1.0000		457,500
Total Card Land Units					0.240 AC	Parcel Total Land Area					0.240	Total Land Value			457,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id		C Owne
Exterior Wall 1	11	Clapboard			B S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		198,937
Interior Flr 1	14	Carpet	Year Built		1952
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	02	2 Bedrooms	Depreciation %		40
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		60
Kitchens	1		Cns Sect Rcnd		119,400
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsm Qual			Cost to Cure Ovr		
Bsm. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	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	1,815	1,815		86.59	157,163
BSM	Basement Area	0	702		17.27	12,123
CRL	Crawl Space	0	906		0.00	0
FGR	Garage	0	276		34.51	9,525
PTC	Patio - Concrete	0	250		8.66	2,165
SLB	Slab	0	207		0.00	0
WDK	Deck, Wood	0	50		8.66	433
Ttl Gross Liv / Lease Area		1,815	4,206			181,409





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

Order Confirmation

Ad Order Number 0002850559	Customer Account 367596
Sales Rep. tross	Customer Information CCO HABITATS 50 Charles St WESTPORT CT 06880 USA
Order Taker tross	
Ordered By Sarah Dransfield	Phone: 9174503840
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

In accordance with Article II, Section 14-24 (a) (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 21 Long Lots Lane has been filed in the Office of the Town Building Official on May 22, 2024.

Ad Cost \$12.40	Payment Amt \$0.00	Amount Due \$12.40
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002850559-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 5 li	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End In Identified Placement

Run Dates
5/31/2024



DEMOLITION



May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

21 Long Lots Ln
Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal | CCO Habitats | O: 203 295 3600 | C: 917 532 5818
davidv@ccohabitats.com | [website](#) | [linkedin](#) | [twitter](#) |

Executive Assistant | Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com



Certificate Of Mailing

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

From: CED Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Lisa & Michael Aldridge
20 Long Lots Ln
Westport, CT. 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99

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



UNITED STATES
POSTAL SERVICE®

Certificate Of Mailing

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

To: Snelly & Jeffrey Ramsey
16 Long Lots Ln.
Westport, CT. 06880

180 Saugatuck Ave.
Westport, CT. 06880



RDC 99

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02

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



UNITED STATES
POSTAL SERVICE®

Certificate Of Mailing

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

To: Pamela & Benjamin Breenbly
14 Long Lots Ln.
Westport, CT. 06880

180 Saugatuck Ave.
Westport, CT. 06880



RDC 99

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02

ATTN: Michelle
21 Long Lots (you already have LOA)



Certificate Of Mailing

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

From: CED Habitats
180 Saugatuck Ave
Westport, CT. 06880

To: Katherine & Aaron Ewert
22 Long Lots Ln.
Westport, CT. 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99

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



Certificate Of Mailing

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

From: CED Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Virginia Morris & Kent Ne
18 Long Lots Ln.
Westport, CT. 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99

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



**UNITED STATES
POSTAL SERVICE®**

**Certificate C
Mailin**

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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Sam & Cain Hynes
23 Long Lots Ln
Westport, CT. 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



**UNITED STATES
POSTAL SERVICE®**

**Certificate
Mail**

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

From: CCO HABITATS
180 Saugatuck Ave.
Westport, CT. 06880

To: William Formley
7 Long Lots Ln.
Westport, CT. 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



**UNITED STATES
POSTAL SERVICE®**

**Certificate C
Mailin**

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

From: CCO HABITATS
180 Saugatuck Ave.
Westport, CT. 06880

To: Fred Lott
5 Long Lots Ln.
Westport, CT. 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21, 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



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

RECEIVED

MAY 22 2024

WESTPORT BUILDING DEPARTMENT

1. 158 Compo Rd. North, Westport

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. Mary Buakites / David Vynenb

PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)

TELEPHONE

917-532-5818

3. C/O Ian D LEBLANC 108 Dry Hill Rd.
 Westport, Ct. 06851

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EMAIL

davidv@cohabitats.com

4. SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. JRP Demolition

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

203-984-6400

DHCR 001068

MAY 23 2024

WESTPORT BUILDING DEPARTMENT

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 _____

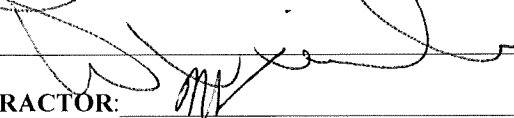
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

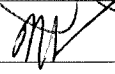
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval 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
- CABLEVISION Carl Jenkins 203-696-4726 carl.jenkins@alticeusa.com
- EVERSOURCE ENERGY - 888-544-4826 FAX 877-285-4448
- FUEL TANK (For underground tanks) From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY scgdemolitions@avangrid.com 800-989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. 203-383-6727
- CONSERVATION DEPARTMENT Colin Kelly 203-341-1170 FAX: 203-341-1088
- HEALTH DEPARTMENT Mark Cooper 203-227-9571
(If on Private Septic)
- ENVIRONMENTAL SIGN OFF Mark Cooper 203-227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri 203-341-1793
(If on Public 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:  DATE: 5.15.24

SIGNATURE OF DEMOLITION CONTRACTOR:  DATE: 5/15/24

SIGNATURE OF BUILDING OFFICIAL: _____ DATE: _____

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
BULAKITES MARY Q EST			6 Septic 2 Public Water	1 Public		Description	Code	Appraised	Assessed	
C/O IAN D LEBLANC CO-EXEC 108 DRY HILL ROAD NORWALK CT 06851		Alt Prcl ID 5319188-6 Historic ID Census 502 WestportC E12 Survey Ma 4086 Survey Ma GIS ID D12057000			Lift Hse Asking \$	RES LAND	1-1	412,700	288,900	
						DWELLING	1-3	52,600	36,800	
						RES OUTBL	1-4	1,500	1,100	
SUPPLEMENTAL DATA						Total		466,800	326,800	

VISION

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								
BULAKITES MARY Q EST		4328 0229	09-13-2023	U	I	0	29	2023	1-1	288,900	2022	288,900	2021	288,900
BULAKITES MARY Q		0605 0286	08-26-1982	U	I	0	29		1-3	36,800		36,800		36,800
									1-4	1,100		1,100		1,100
								Total		326,800	Total	326,800	Total	326,800

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			
			0.00						Appraised Bldg. Value (Card) 52,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 412,700 Special Land Value 0 Total Appraised Parcel Value 466,800 Valuation Method C 466,800 Total Appraised Parcel Value			
Total			0.00									

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0003	0003			

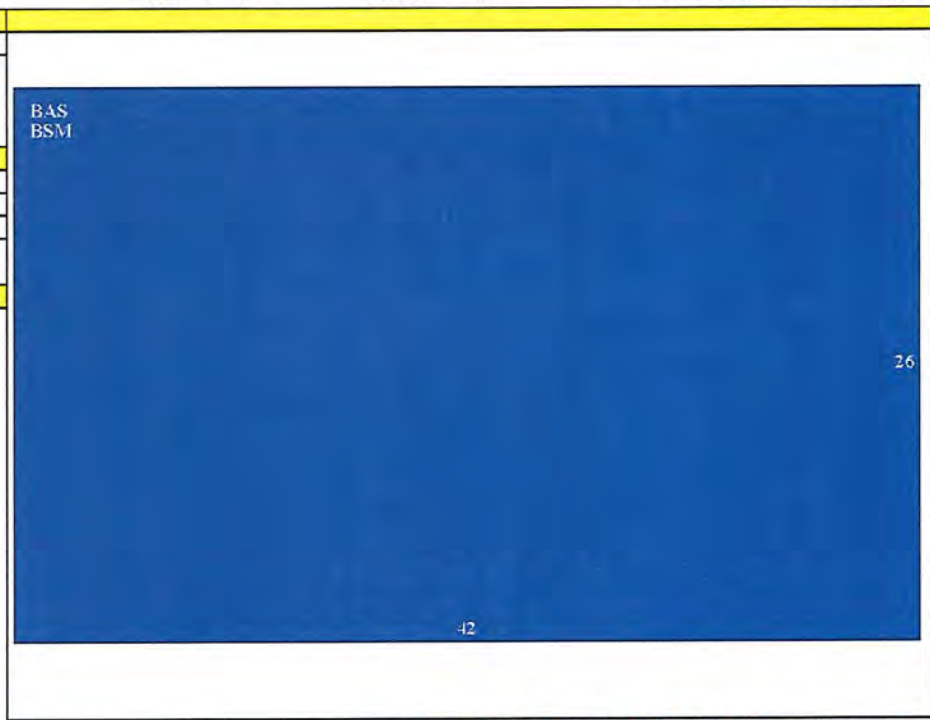
NOTES									
M/ 3884(6), 4086 ; AKA HUBBLE'S LN 2015 25 YEARS UNUSED SPL SHARED DRIVEWAY 160 +156									

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
								07-23-2020	SR			19	Field Review
								10-31-2015	VA			80	Data Mailer No Change
								11-20-2014	BG			00	Measur+Listed
								10-31-2014	VA			66	INSPECTION NOTICE SE
								04-12-2005	BL	1	1	00	Measur+Listed

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	A		0.520 AC	360,000.00	1.71880	5	0.95	135	1.350	ACCESS		1.0000	412,700
Total Card Land Units					0.520 AC	Parcel Total Land Area					0.520	Total Land Value			412,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model:	01	Residential	Ceiling Height		
Grade:	07	C-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		116,912
Interior Flr 1	14	Carpet	Year Built		1954
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		F
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		55
Total Bedrooms	03	3 Bedrooms	Depreciation %		
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	0		External Obsol		1
Total Xtra Fixtrs	0		Trend Factor		
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		45
Kitchen Style:	02	Average	Percent Good		52,600
Kitchens	1		Cns Sect Rcld		
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	F				
Fireplaces	1				
Ceiling Height					



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
SPL1	InGround Pool	L	450	34.00	1954	2	10	3	1.00	1,500
SHD1	Shed	L	56	11.00	1954	1	0	3	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092		78.54	85,766
BSM	Basement Area	0	1,092		15.68	17,122
Ttl Gross Liv / Lease Area		1,092	2,184			102,888



Attn: Michelle

SCHEDULE B

AUTHORIZATION

Seller hereby authorizes the Buyer, CCO Ventures IV, LLC, and/or its agent/assigns, to work with the Town of Westport to apply for permits, file applications and speak with Town representatives prior to the closing of title regarding the demolition of the existing home and construction of a new 6 bedroom, 5.5 bath, single-family home at the Property. This Authorization shall also allow Buyer to perform any testing (including but not limited to, asbestos, perc tests pertaining to the installation of a septic system suitable for a 6 bedroom, 5.5 bath home) needed in connection with the demolition of the existing home and construction of a new single-family home so long as the foregoing does not unreasonably interfere with Seller's use of the Premises prior to closing. Buyer shall not damage the Property or the grounds of the Property. Buyer shall indemnify and hold Seller harmless for any damages to property or injury to persons caused by any act of Buyer.

SELLER:


LANDY LEBLANC, CO-EXECUTOR OF THE ESTATE
OF MARY Q. BULAKITES


KARIS LEBLANC, CO-EXECUTOR OF THE ESTATE
OF MARY Q. BULAKITES

Date: May 20, 2024

158 CRN



May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

158 Compo Road North
Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal | CCO Habitats | O: 203 295 3600 | C: 917 532 5818
davidv@ccohabitats.com | [website](#) | [linkedin](#) | [twitter](#) |

Executive Assistant | Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com



Certificate Of Mailing

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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Kevin Burns & Denise Klajma
23 Cross Hwy
Westport, CT. 06880

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

U.S. POSTAGE PAID
FROM LETTER
GREENS FARMS, CT
06838
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



Certificate Of Mailing

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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Hansh Kumar & Nair Lakshmi
466 Main St.
Westport, CT 06880

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

U.S. POSTAGE PAID
FROM LETTER
GREENS FARMS, CT
06838
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



Certificate Of Mailing

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

From: CCO Habitats
180 Saugatuck Ave
Westport, CT. 06880

To: David & Lauren Koch
2a Cross Hwy
Westport, CT 06880

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

U.S. POSTAGE PAID
FROM LETTER
GREENS FARMS, CT
06838
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99

U.S. POSTAGE PAID
FROM LETTER
GREENS FARMS, CT
06838
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AMOUNT
\$2.00
R2305K135997-02

RDC 99



Certificate Of Mailing



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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Michael Tomaszewski
27 Cross Hwy
Westport, CT 06880

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

U.S. POSTAGE PAID
FROM LETTER
GREENS FARMS, CT
06838
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02

RDC 99



Certificate Of Mailing



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

From: CCO Habitats
180 Saugatuck Ave
Westport, CT. 06880

To: Brejon Disco Raina Di
156 Camp Rd. North
Westport, CT 06880

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

RDC 99



To: Arna Vign
160 Camp Rd. N
Westport, CT. 06880

From: cco habitats
180 Saunatick Ave
Westport, CT. 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838

MAY 21 24
AMOUNT

\$2.00

R2305K135997-02



UNITED STATES POSTAL SERVICE

Certificate Of Mailing

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

From: cco habitats
180 Saunatick Ave
Westport, CT. 06880

To: Jesse & Lisa Newmyer
25 Cross Highway
Westport, CT. 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



CONNECTICUT
MEDIA GROUP

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

Order Confirmation

Ad Order Number 0002850561	Customer Account 367596
Sales Rep. tross	Customer Information CCO HABITATS 50 Charles St WESTPORT CT 06880 USA
Order Taker tross	
Ordered By Sarah Dransfield	Phone: 9174503840
Order Source Phone	Fax: EMail:

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

PUBLIC NOTICE
In accordance with Article II, Section 14-24 (a) (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 158 Compo Rd North has been filed in the Office of the Town Building Official on May 22, 2024.

Ad Cost \$12.40	Payment Amt \$0.00	Amount Due \$12.40
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Blind Box **Materials**

Order Notes

Ad Number 0002850561-01	External Ad #	Pick Up Number 0002850560
Ad Type BR Legal Liner	Ad Size 2 X 5 li	PO Number
Color \$0.00	Color Requests	

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

Run Dates
5/31/2024



DEMOLITION

It is hereby notified that the building shown on this sign is scheduled for demolition on the date indicated below. All persons who have an interest in the building should contact the person named below as soon as possible to arrange for the removal of their property. The demolition will be completed by the date indicated below. All persons who have an interest in the building should contact the person named below as soon as possible to arrange for the removal of their property. The demolition will be completed by the date indicated below.



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

RECEIVED

MAY 22 2024

1. 159 Easton Rd / Westport | 1905 | **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Carl & Risa Mathis | 917-532-5818
 PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE

3. 159 Easton Rd / Westport | david@ecohabitats.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. _____
 SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. JRP Demolition | 203-984-6466 | 0008 001068
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

DPSERVICE@yahoo.com
 EMAIL

RECEIVED

MAY 22 2024

WESTPORT BUILDING DEPARTMENT

- 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 _____

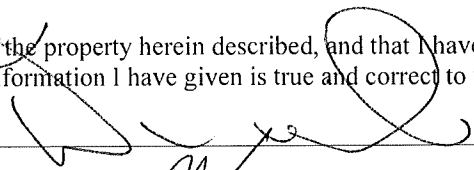
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

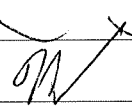
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval 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
- CABLEVISION Carl Jenkins 203-696-4726 carl.jenkins@alticeusa.com
- EVERSOURCE ENERGY - 888-544-4826 FAX 877-285-4448
- FUEL TANK (For underground tanks) From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY scgdemolitions@avangrid.com 800-989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. 203-383-6727
- CONSERVATION DEPARTMENT Colin Kelly 203-341-1170 FAX: 203-341-1088
- HEALTH DEPARTMENT Mark Cooper 203-227-9571
(If on Private Septic)
- ENVIRONMENTAL SIGN OFF Mark Cooper 203-227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri 203-341-1793
(If on Public 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:  DATE: 5.15.24

SIGNATURE OF DEMOLITION CONTRACTOR:  DATE: 5-15-24

SIGNATURE OF BUILDING OFFICIAL: _____ DATE: _____

ATTN: Michelle

EXHIBIT A

AUTHORIZATION

Seller hereby authorizes the Buyer, **1 Parsell Ln** LLC, and/or its agent/assigns, to work with the Town of Westport to apply for permits, file applications and speak with Town representatives prior to the closing of title regarding the demolition of the existing home and construction of a new single-family home at the Property. This Authorization shall also allow Buyer to perform any testing needed in connection with the demolition of the existing home and construction of a new single-family home so long as the foregoing does not unreasonably interfere with Seller's use of the Premises prior to closing. Buyer shall not damage the Property or the grounds of the Property. Buyer shall indemnify and hold Seller harmless for any damages to property or injury to persons caused by any act of Buyer.

SELLER:

Risa Mathis

RISA MATHIS

Date: March_, 2024

159 E.R.

Property Location 159 EASTON RD
Vision ID 8304

Account # 12437

Map ID E19 / 002/000 /
Bldg # 1

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

State Use 101R
Print Date 5/2/2024 1:11:41 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MATHIS CARL & RISA			4 Gas	1 Public		Description	Code	Appraised	Assessed
			6 Septic			RES LAND	1-1	683,570	478,500
			2 Public Water			DWELLING	1-3	330,900	231,600
SUPPLEMENTAL DATA									
159 EASTON RD		Alt Prcl ID	543805-1		Lift Hse				
WESTPORT CT 06880		Historic ID			Asking \$				
		Census	503						
		WestportC	B36						
		Survey Ma	6837						
		Survey Ma							
		GIS ID	E19002000		Assoc Pid#				
						Total		1,014,470	710,100

VISION

6158
WESTPORT, CT

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MATHIS CARL & RISA			1526	0274	07-01-1997	U	I	575,000		Year	Code	Assessed	Year	Assessed	
										2023	1-1	478,500	2022	478,500	
											1-3	231,600		2021	478,500
															231,600
										710,100		Total	710,100	Total	710,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0004	0004		

NOTES			
M/ 5016; 5860; 6011(1)			
WBS-FUNC			
WOB - REAR LEFT			
K = RENO 2015			
1 RM IN BSM - COUNTED			

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
								08-19-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent
								09-17-2014	MJF			01	Measured/No Interior Insp
								09-17-2014	MJF			00	Measur+Listed
								08-28-2014	W			66	INSPECTION NOTICE SE

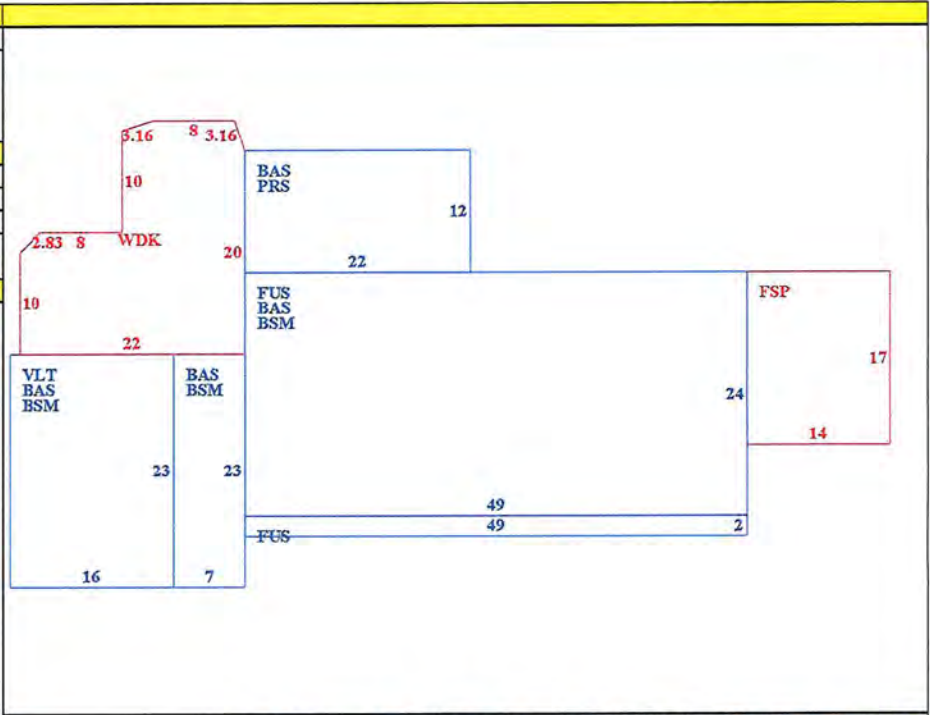
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	101R	Single Family R	AAA		2.000	AC	360,000.00	0.51666	5	1.00	175	1.750	RIVERFRONT	AR	1.0500	683,570

Total Card Land Units					2.000	AC	Parcel Total Land Area			2.000	Total Land Value				683,570
-----------------------	--	--	--	--	-------	----	------------------------	--	--	-------	------------------	--	--	--	---------

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	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
Roof Structure:	03	Gable			
Roof Cover	03	Asphalt Shingl			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3	3 Full Baths			
Total Half Baths	1	1 Half Bath			
Total Xtra Fixtrs	1				
Total Rooms:	9	9 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area)	450				
Fin Basement	3	Basic FRB			
Fin Bsmt Qual	2				
Bsmt. Garages	2				
Interior Cond	A				
Fireplaces	2				
Ceiling Height	8.00				

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

COST / MARKET VALUATION	
Building Value New	533,649
Year Built	1965
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	1982
Depreciation %	38
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	62
Cns Sect Rcld	330,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,969	1,969		125.37	246,862
BSM	Basement Area	0	1,705		25.07	42,753
FSP	Porch, Screen	0	238		31.61	7,522
FUS	Upper Story, Finished	1,274	1,274		125.37	159,727
PRS	Piers	0	264		0.00	0
VLT	Vaulted Ceiling	0	368		6.13	2,257
WDK	Deck, Wood	0	391		12.51	4,890
Ttl Gross Liv / Lease Area		3,243	6,209			464,011





DEMOLITION
[Illegible text]



Certificate Of Mailing

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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT. 06880

To: Kai Ning & Tao Yang Ping
3 ASPENWOOD LN
Westport, CT 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838 24
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



Certificate C Mailing

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

From: CCO Habitats
180 Saugatuck Ave.
Westport, CT 06880

To: Robert S & Robin J Frank
158 Easton Rd
Westport, Ct. 06880

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

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838 24
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



RDC 99



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U.S. POSTAGE PAID
FCM LETTER
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06838 24
MAY 21 24
AMOUNT
\$2.00
R2305K135997-02



May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

159 Easton Road
Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal | CCO Habitats | O: 203 295 3600 | C: 917 532 5818
davidv@ccohabitats.com | [website](#) | [linkedin](#) | [twitter](#) |

Executive Assistant | Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com



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

Order Confirmation

Ad Order Number 0002850560	Customer Account 367596
Sales Rep. tross	Customer Information CCO HABITATS 50 Charles St WESTPORT CT 06880 USA
Order Taker tross	
Ordered By Sarah Dransfield	Phone: 9174503840
Order Source Phone	Fax: Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE
 In accordance with Article II, Section 14-24 (a) (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 150 Easton Rd. has been filed in the Office of the Town Building Official on May 22, 2024.

Ad Cost \$12.40	Payment Amt \$0.00	Amount Due \$12.40
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002850560-01	External Ad #	Pick Up Number 0002850559
Ad Type BR Legal Liner	Ad Size 2 X 5 li	PO Number
Color \$0.00	Color Requests	

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

Run Dates
5/31/2024