



RECEIVED

SEP 10 2024

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

WESTPORT BUILDING DEPARTMENT

1. 21 STURGES COMMONS | 1949
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)
2. SIDNEY + CAROL BERNSTEIN | 203-254-2626
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE
3. 21 STURGES COMMONS | wmatteva@matteva.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL Construction.com
4. 3158 SQFT.
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)
5. 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 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
(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: 9/2/2024

SIGNATURE OF DEMOLITION CONTRACTOR: _____ DATE: _____


SIGNATURE OF BUILDING OFFICIAL: _____ DATE: _____

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

August 30, 2024

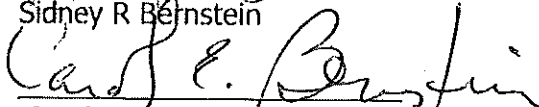
Re: 21 Sturges Commons
Westport, CT 06880

The property owner, **Sidney R Bernstein & Carol E Bernstein**, hereby grants authority and permission to Mattera Construction, Co., LLC to apply for a demolition permit relating to 21 Sturges Commons, Westport, CT.



Sidney R Bernstein

9/2/2024
Date



Carol E Bernstein

9/2/2024
Date



Walter Mattera

9/2/2024
Date

Property Location 21 STURGES CMNS
 Vision ID 603

Account # 4613

Map ID H12 / 028/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/23/2024 12:57:51 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BERNSTEIN SIDNEY R & CAROL E			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	720,000	504,000
						DWELLING	1-3	360,900	252,600
21 STURGES CMNS		SUPPLEMENTAL DATA				RES OUTBL	1-4	10,900	7,600
		Alt Prcl ID	5443219	Lift Hse	Asking \$				
		Historic ID							
WESTPORT CT 06880		Census	503						
		WestportC	F25						
		Survey Ma	2075						
		GIS ID	H12028000	Assoc Pid#					
RECORD OF OWNERSHIP						Total		1,091,800	764,200

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BERNSTEIN SIDNEY R & CAROL E		0638 0025	07-01-1983	U	I	259,000		Year	Code	Assessed	Year	Assessed V	Year	Assessed
								2023	1-1	504,000	2022	504,000	2021	504,000
									1-3	252,600		252,600		252,600
									1-4	7,600		7,600		7,600
								Total		764,200	Total	764,200	Total	764,200

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

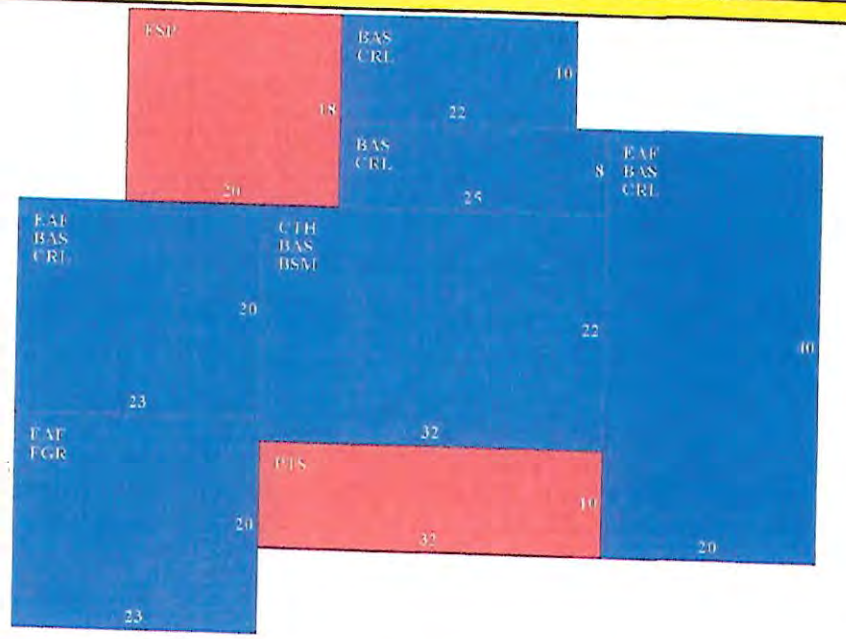
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		Batch

NOTES	
M/ 2075(23) 1-5 FIX BATH 15' SIDE DORMER ON EAF/BAS/CRL (20X40) 2015 REAR EST, FENCE	

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
								06-30-2020	SR			19	Field Review
								10-06-2015	VA			81	Data Mailer Change
								04-09-2015	RH			00	Measur+Listed
								01-17-2015	RH			02	Sat or >5PM Attm @ Int In
								12-22-2014	FSR			01	Measured/No Interior Insp

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	200	2.000		1.0000		720,000
Total Card Land Units					1.000 AC	Parcel Total Land Area					1.000	Total Land Value		720,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height		
Grade:	12	B+	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	21	Stone/Masonry		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	COST / MARKET VALUATION		
Interior Wall 2	03	Plaster	Building Value New		622,306
Interior Flr 1	14	Carpet	Year Built		1949
Interior Flr 2	12	Hardwood	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		1969
Total Bedrooms	03	3 Bedrooms	Depreciation %		42
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		
Total Xtra Fixtrs	3		Trend Factor		1
Total Rooms:	8	8 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		58
Kitchens	1		Cns Sect Rcnld		360,900
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	0		Cost to Cure Ovr Comment		
Interior Cond	A				
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	800	50.50	1986	3	20	4	1.35	10,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,384	2,384		152.09	362,585
BSM	Basement Area	0	704		30.46	21,445
CRL	Crawl Space	0	1,680		0.00	0
CTH	Cathedral Ceiling	0	704		30.46	21,445
EAF	Attic, Expansion, Finished	774	1,720		68.44	117,718
FGR	Garage	0	460		60.84	27,985
FSP	Porch, Screen	0	360		38.02	13,688
PTS	Patio - Stone	0	320		22.81	7,300
Ttl Gross Liv / Lease Area		3,158	8,332			572,166



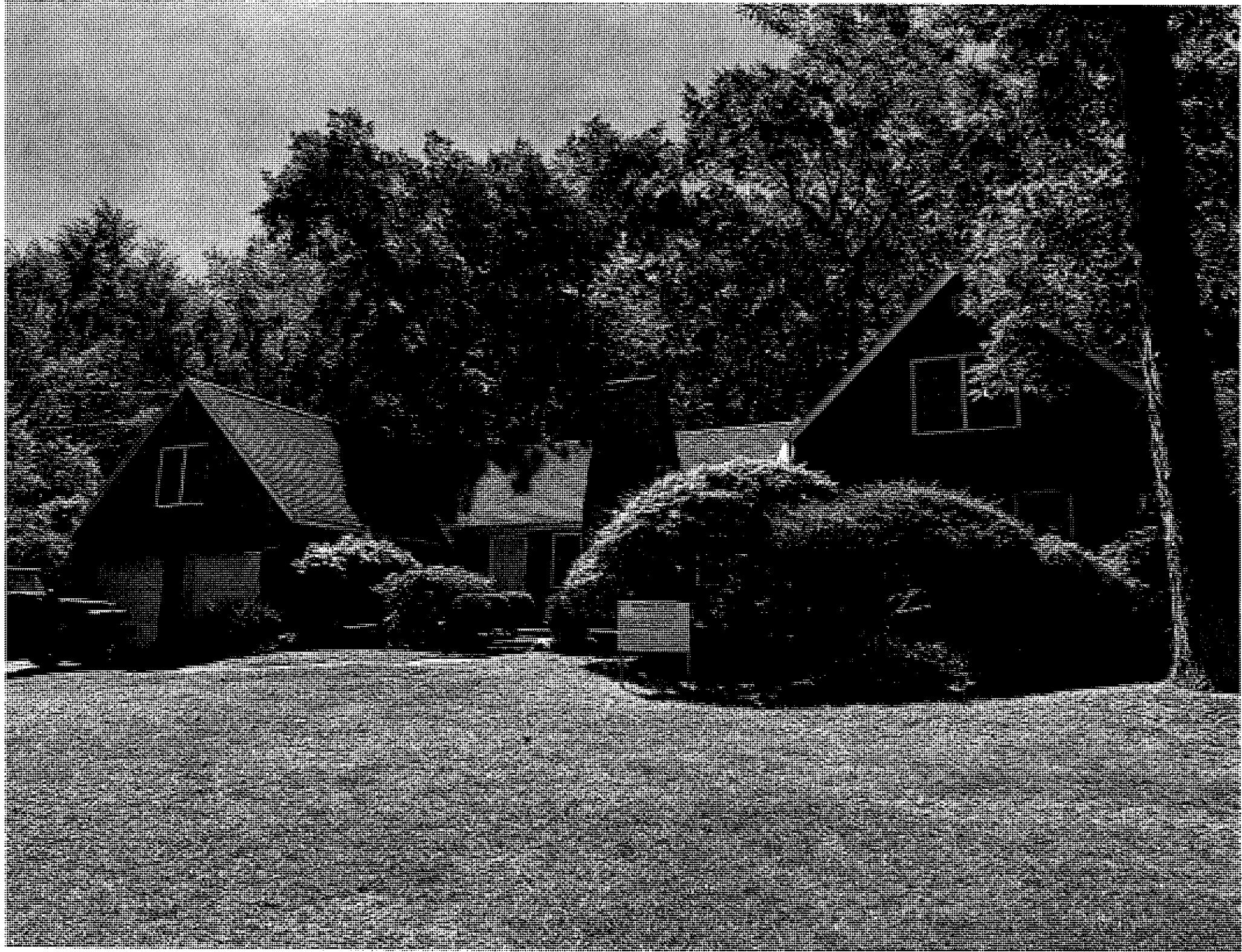
DEMOLITION

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 21 STURGES COMMONS (Address) has been filed in the Office of the Town Building Official on 9/10/2024 (Filing Date).

Name and address of the owner: SIDNEY + CAROL BERWICK, 21 STURGES COMMONS, WESTPORT
Age of the building or structure: 1949
Square footage of the building or structure: 3158 SQ FT.

The application is currently pending and available for public inspection in the Office of the Town 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 0002870883	Customer Account 161584
Sales Rep. sreed	Customer Information MATTERA CONSTRUCTION P.O. BOX 147 WESTPORT CT 06881 USA
Order Taker sreed	
Ordered By Walter Mattera	Phone: 2032542626 Fax: 2032546446 Email: wmattera@matteraconstruction.com
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 11, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 21 Sturges Commons, Westport, CT 06880 (Address) has been filed in the Office of the Town Building Official on 9/10/2024 (Filing Date).

Name and address of the owner: Sidney & Carol Bernstein, Westport CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

Ad Cost	Payment Amt	Amount Due
\$78.75	\$0.00	\$78.75

Blind Box **Materials**

Order Notes

Ad Number 0002870883-01	External Ad #	Pick Up Number 0002793543
Ad Type BR Legal Liner	Ad Size 2 X 14 li	PO Number
Color \$0.00	Color Requests	

Product and Zone	# Inserts	Placement
Westport News	1	BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/13/2024

CERTIFICATE OF MAILING

Instructions: Complete form listing each name & address for each
Bring completed form & envelopes to Post Office and
Return the stamped form to HPC office.

U.S. POSTAGE PAID
WESTPORT, CT
06880
SEP 16, 24
AMOUNT
\$3.90
R2305K132412-9



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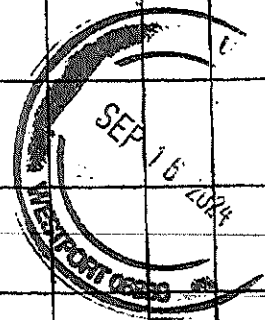
Name and Address of Sender

Check type of mail or service:

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

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

Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Doc Sender if COD	ASR Fee	ASFD Fee	DC Fee	SC Fee	SH Fee	SD Fee	RR Fee
1.	Kenee A. Beitman Trustees 54 BAWBERRY LN WESTPORT, CT 06880													
2.	Dorothy + Dorene Capalupo 516 BAWBERRY LN WESTPORT, CT 06880													
3.	Scott + Susan Foulshree 23 SHORES COMMONS WESTPORT, CT 06880													
4.	Timmy Liu + Sophie Kong 19 SHORES COMMONS WESTPORT, CT 06880													
5.	Jacot + Arnold Wolcott 22 SHORES COMMONS WESTPORT, CT 06880													
6.	Robert Blandian 22 SHORES COMMONS WESTPORT, CT 06880													
7.														
8.														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, For (Name of receiving employee)										



Adult Signature Required
 Adult Signature Restricted Delivery
 Delivery Confirmation
 Signature Confirmation
 Special Handling
 Restricted Delivery
 Return Receipt

Mattera Construction Co., LLC

P.O. Box 147
Westport, CT 06881
(203) 254-2626

September 11, 2024

RENEE A BEITMAN TRUSTEES
54 BAYBERRY LN
Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, 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 **21 Sturges Commons, Westport, CT 06880** has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: **Sidney & Carol Bernstein,**
Westport, CT 06880

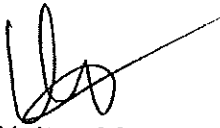
Age of the building or structure: 1949

Square footage of the building or structure: 3158 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

September 11, 2024

ANTHONY & DARLENE CAPOLUPO
56 BAYBERRY LN
Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, 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 **21 Sturges Commons, Westport, CT 06880** has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

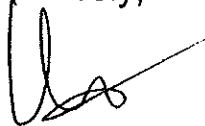
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If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

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

September 11, 2024

SCOTT & SUSAN N FOUSHEE
23 STURGES COMMONS
Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, 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 **21 Sturges Commons, Westport, CT 06880** has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: **Sidney & Carol Bernstein,**
Westport, CT 06880

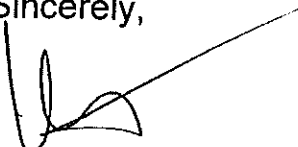
Age of the building or structure: 1949

Square footage of the building or structure: 3158 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

September 11, 2024

TOMMY LIU & SEOHEE KONG
19 STURGES COMMONS
Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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Name and address of the owner: **Sidney & Carol Bernstein,**
Westport, CT 06880

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Sincerely,



Walter Mattera

Mattera Construction Co., LLC

P.O. Box 147
Westport, CT 06881
(203) 254-2626

September 11, 2024

JANET & ARNOLD WOLGAST
20 STURGES COMMONS
Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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Name and address of the owner: **Sidney & Carol Bernstein,**
Westport, CT 06880

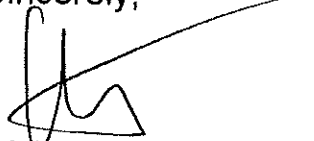
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Sincerely,



Walter Mattera

Mattera Construction Co., LLC

P.O. Box 147
Westport, CT 06881
(203) 254-2626

September 11, 2024

ROBERT BOLANDIAN
22 STURGES COMMONS
Westport CT 06880

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21 Sturges Commons, Westport, CT 06880

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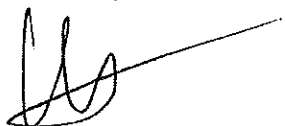
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Walter Mattera



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

RECEIVED

SEP 20 2024

1. 238 Hillspoint Rd. | 1920
ADDRESS OF WORK (Please Print) | DATE BUILT **WESTPORT BUILDING DEPARTMENT**

2. Peter DeCaprio
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 238 Hillspoint Rd. Westport CT 06890
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL **RECEIVED**

SEP 20 2024

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

5. 767sf Single Family Residence
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Charter Oak | 203-243-9094 | DMCR-003252
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.

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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- 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 (If on 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/OR AGENT: _____

Joseph Feinleib DATE: 9/19/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

8/22/2024

August ____, 2024

Building Department
Town of Westport

To whom this may concern:

The undersigned, Peter DeCaprio, record owner of the property located at 238 Hillspoint Road, Westport, Connecticut, hereby grants permission to Joseph Feinleib, Member, of Coastal Luxury Homes, LLC, to apply for a demolition permit for the property at 238 Hillspoint Road, Westport, Connecticut.

DocuSigned by:

Peter DeCaprio

2DA13CB7D57042F

Peter DeCaprio

Property Location 238 HILLSPPOINT RD
 Vision ID 8216 Account # 12348

Map ID E04/ / 023/000 /
 Bldg # 1

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

State Use 101
 Print Date 8/26/2024 10:07:19 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
DECAPRIO PETER			3 Public Sewer	1 Public	1	Description	Code	Assessed
			2 Public Water			RES LAND	1-1	1,350,600
						DWELLING	1-3	55,100
238 HILLSPPOINT RD		SUPPLEMENTAL DATA					945,400	38,600
WESTPORT CT 06880		Alt Prcl ID 53150228	Lift Hse Asking \$					
		Historic ID 1088						
		Census 505						
		WestportC K43						
		Survey Ma 6241						
		Survey Ma						
		GIS ID E04023000	Assoc Pid#					
						Total	1,405,700	984,000

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DECAPRIO PETER		1319 0066	05-05-1994	U	I	300,000		Year	Code	Assessed	Year	Assessed V	Year	Assessed
								2023	1-1	945,400	2022	945,400	2021	945,400
									1-3	38,600		38,600		38,600
										984,000	Total	984,000	Total	984,000

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

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch
0001	0001			

NOTES		APPRAISED VALUE SUMMARY	
M/6241, WATERVIEW EXT=CI		Appraised Bldg. Value (Card)	55,100
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	0
		Appraised Land Value (Bldg)	1,350,600
		Special Land Value	0
		Total Appraised Parcel Value	1,405,700
		Valuation Method	C
			1,405,700
		Total Appraised Parcel Value	

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
								06-13-2024	KO			19	Field Review
								08-10-2020	VA			80	Data Mailer No Change
								06-30-2020	VA			81	Data Mailer Change
								05-14-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
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	B		0.100 AC	486,000.00	5.78703	8	0.98	490	4.900	CI		1.0000	1,350,600
Total Card Land Units					0.100 AC	Parcel Total Land Area					0.100	Total Land Value			1,350,600

Property Location 238 HILLSPPOINT RD
 Vision ID 8216

Account # 12348

Map ID E04/ / 023/000 /

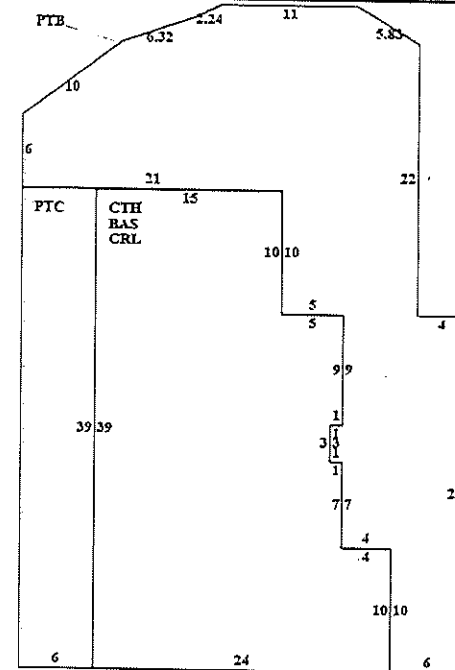
Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 8/26/2024 10:07:20 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	9.00	
Grade:	07	C-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		105,998
Interior Flr 2			Year Built		1920
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	08	Radiant	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	01	1 Bedroom	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		46
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		2
Total Rooms:	3	3 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		52
Whirlpool Tubs			Cns Sect Rcnld		55,100
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	G		Cost to Cure Ovr Comment		
Fireplaces	1				
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	767	767		88.96	68,233
CRL	Crawl Space	0	767		0.00	0
CTH	Cathedral Ceiling	0	767		17.75	13,611
PTB	Patio - Brick	0	775		13.32	10,319
PTC	Patio - Concrete	0	234		8.74	2,046
Ttl Gross Liv / Lease Area		767	3,310			94,209



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 0002873132	Customer Account 348122
Sales Rep. sreed	Customer Information COASTAL LUXURY HOMES 1723 Post Road East WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By EMAIL	Phone: 2032473439
Order Source Phone	Fax: E-Mail:

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: 238 Hillspoint Road, Westport CT 06880, Name & Address of Owner: Peter DeCaprio, 238 Hillspoint Road, Westport CT 06880 Age of Structure 104 Years Old, Square Footage: 767

Ad Cost \$78.75	Payment Amt \$0.00	Amount Due \$78.75
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002873132-01	External Ad #	Pick Up Number 0002806170
Ad Type BR Legal Liner	Ad Size 2 X 8 li	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/27/2024



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 Joe@coastal-lux.com

September 20, 2024

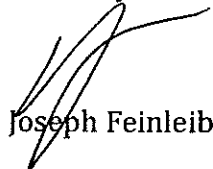
Dear Neighbor,

We want to inform you Coastal Luxury Homes, LLC was hired to construct a new residence located at 238 Hillspoint Rd.

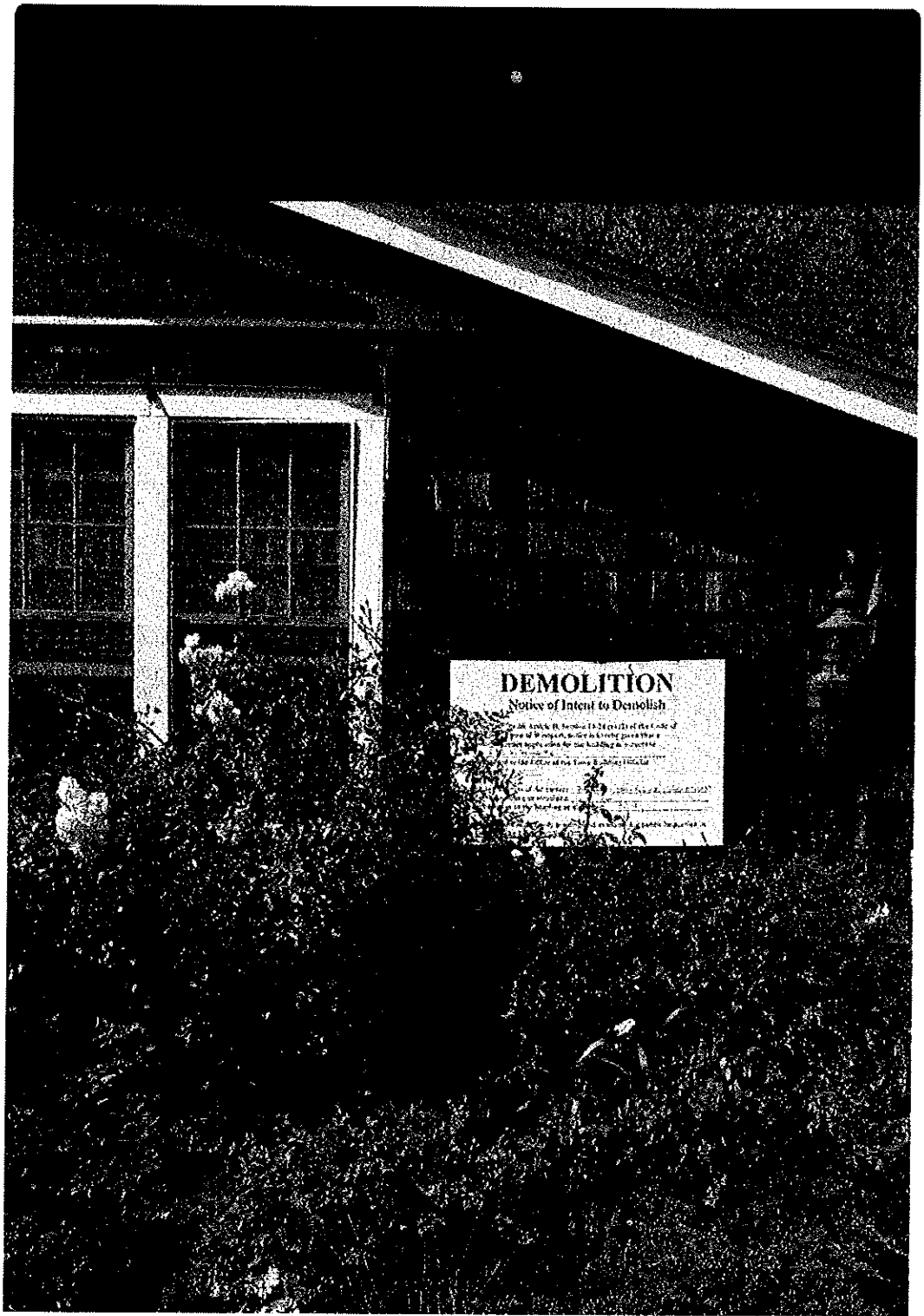
An application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Chris Godfey by telephone at 631-335-8268 or by email at Chris@coastal-lux.com

Thank you.

Sincerely,



Joseph Feinleib



DEMOLITION

Notice of Intent to Demolish

For all work, in compliance with the Code of the City of Dallas, to be done in the City of Dallas, the City Engineer has approved the demolition of the building shown on the attached plans. The demolition of the building shall be completed within the period specified in the attached plans.

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 238 Hillspoint Rd

has been filed in the Office of the Town Building Official

on September 19, 2024

Name and address of the owner: Peter DeGona 238 Hillspoint Rd Westport CT 06880

Age of the building or structure: 104 Years

Square footage of the building or structure: 1147 SF

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



Name and Address of Sender

Coastal Luxury Homes LLC
1723 Post Road East
Westport CT 06880

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Aff
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U.S. POSTAGE PAID

WESTPORT, CT

06880
SEP 20 24
AMOUNT

\$1.95

R2304E104715-16

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee
1	Town of Westport 110 Myrtle Ave Westport CT 06880											
2	Westport Summit LLC 233 Hillspoint Rd. Westport CT 06880											
3	Town of Westport 110 Myrtle Ave. Westport CT 06880											
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Post (Name of receiving employee)



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

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

Affix St
 (for add)
 Postma



U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 SEP 20, 24
 AMOUNT
\$3.90
 R2304E104715-16

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. Valentina Antill 244 Hillspoint Rd. Westport CT 06880														
2. Dwenoke Pappetto LLC 21 Bridge Square Westport CT 06880														
3. Exeter Productions Inc. 240 Hillspoint Rd. Westport CT 06880														
4. 236 Hillspoint LLC 236 Hillspoint Rd. Westport CT 06880														
5. David Stefan 232 Hillspoint Rd. Westport CT 06880														
6. Eric Ribeiro + Tiffany Nhon 5 Compo Hill Ave. Westport CT 06880														
7.														
8.														



Handling Charge - If Registered and over \$50.000 in value

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

Total Number of Pieces Listed by Sender: 6
 Total Number of Pieces Received at Post Office: 6
 Postmaster (Print Name of receiving employee): [Signature]

Complete in Ink



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

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

Affix Stain
 (for addition
 Postmark v



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U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 SEP 20, 24
 AMOUNT
\$3.90
 R2304E104715-16

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Sherwood Drive LLC 31 Sherwood Dr. Westport CT 06880													
2.	Jennifer Posner, TR 33 Sherwood Dr. Westport CT 06880													
3.	Joseph Fuller TR 35 Sherwood Dr. Westport CT 06880													
4.	Malcolm Appelbaum 37 Sherwood Drive Westport CT 06880													
5.	Janusz Chamik 39 Sherwood Drive Westport CT 06880													
6.	Frank & Mary-Lisa Bergonzi 41 Sherwood Dr. 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)

[Signature]
 Complete in Ink

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV. 6/83

97

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

FOR OFFICE USE ONLY

Town No.: _____ Site No.: _____
 UTM: _____
 QUAD: _____
 DISTRICT: S NR IF NR, SPECIFY
 Actual Potential

IDENTIFICATION DESCRIPTION	1. BUILDING NAME <i>(Common)</i>		<i>(Historic)</i>	
	2. TOWN/CITY Westport		VILLAGE	COUNTY Fairfield
	3. STREET AND NUMBER <i>(and/or location)</i> 238 Hillspoint Road			
	4. OWNER(S) See #19 narrative <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
	5. USE <i>(Present)</i> residential		<i>(Historic)</i> residential	
	6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN			
	7. STYLE OF BUILDING Vernacular			DATE OF CONSTRUCTION 1927
	8. MATERIAL(S) <i>(Indicate use or location when appropriate)</i>			
	<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other <i>(Specify)</i> <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone <input type="checkbox"/> Board + Batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut Stone Type: _____			
	9. STRUCTURAL SYSTEM			
	<input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Post and Beam <input type="checkbox"/> Balloon <input type="checkbox"/> Load Bearing Masonry <input type="checkbox"/> Structural Iron or Steel <input type="checkbox"/> Other <i>(Specify)</i>			
	10. ROOF <i>(Type)</i>			
	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other <i>(Specify)</i> <i>(Material)</i> <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input checked="" type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Other <i>(Specify)</i>			
	11. NUMBER OF STORIES 1		APPROXIMATE DIMENSIONS 36' x 55'	
	12. CONDITION <i>(Structural)</i>			
	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <i>(Exterior)</i> <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated			
13. INTEGRITY <i>(Location)</i>		WHEN?	<i>(Alterations)</i>	
<input checked="" type="checkbox"/> On Original Site <input type="checkbox"/> Moved			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Replacement windows, doors	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES				
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings <i>(Specify)</i> <input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden				
15. SURROUNDINGS ENVIRONMENT				
<input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density				
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS				
Suburban residential neighborhood.				

DESCRIPTION CONTINUED

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

The property at 238 Hillspoint Road is a one-story, Vernacular style building. The rectangular plan building consists of a gable-roof main block. The façade has a center entrance set below ground level. The fenestration consists of two-pane casements and fixed windows. A concrete chimney interrupts the asphalt-sheathed roof and the exterior is clad in wood shingles. Alterations to the original appearance include replacement windows.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

According to the Westport Property Record card, 238 Hillspoint Road was constructed in 1927. The first known occupant of the property was Nancy L. King. Ms. King remained at this address until at least 1947, when the property was subsequently handed down to other members of the King family, including Thomas Boyce King. Mr. King continued to reside at this location until at least 1980, when Wallace E. Stern occupied the property. By 1994, the current owner Peter DeCaprio acquired the property (Westport Property Record Card 1959, 2004; Westport Directory 1946, 1950, 1970, 1980).

SIGNIFICANCE

SOURCES

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Carolan, Jane, Bruce Clouette & Matthew Roth. Westport, CT Myrtle Avenue Historic District National Register of Historic Places Nomination. Hartford: Connecticut Historical Commission, 1985; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Jennings, George Penfield. Westport, Green's Farms and Saugatuck (1648-1933). 1933; Minor, Henry R. Map of the Town of Westport, Connecticut. 1911; Potts, Eve. Westport A Special Place. Westport: Westport Historical Society, 1994; Sanborn Fire Insurance Maps. 1910, 1923, 1931, 1940; Westport Directory. Loveland, CO: US West Marketing Resources. 1991, Providence, RI: C. DeWitt White Co., 1917-1918, New Haven: The Price & Lee Co., 1927-1928, 1937, 1946, 1950, 1960, 1970, 1980; USGS Maps 1960.

PHOTO BY

PHOTOGRAPHER

DATE

Jeffery D. Emidy

3/12/2004

VIEW

NEGATIVE ON FILE

6:25

PLACE PHOTOGRAPH HERE

NAME

DATE

J. Emidy, I. Matos, V. Adams, C. Riley

3/12/2004

ORGANIZATION

PAL

ADDRESS

210 Lonsdale Avenue, Pawtucket, RI 02860

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

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

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: ____

Date: March 2004

PAL, Pawtucket, RI 02860

238 Hillspoint Road, Westport, CT

FOR OFFICE USE ONLY

TOWN NO.: SITE NO.:

UTM: 18/ / / / / /

QUAD:

DISTRICT: NR: Actual
 Potential





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

RECEIVED

SEP 20 2024

1. 12 Salem RD | 1966 **WESTPORT BUILDING**
 ADDRESS OF WORK (Please Print) | DATE BUILT (FOR PARTIAL CARD)

2. Donna Krystal | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 12 Salem Rd Westport CT 06890 | Donnkrystal@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. 2480 sf Single Family Residence
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Charter Oak | 203-243-9094 | DMCR-003252
 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

- | | | | |
|---|--|----------------|--|
| <input type="checkbox"/> AQUARION WATER COMPANY | Carol Robles | (203)362-3062 | demolitions@aquarionwater.com |
| <input type="checkbox"/> CABLEVISION | | (203) 696-4780 | robin.schilb@alticeusa.com |
| <input type="checkbox"/> EVERSOURCE ENERGY | | (888) 544-4826 | FAX (877) 285-4448 |
| <input type="checkbox"/> FUEL TANK (For underground tanks) | Fire Marshall's Office | (203) 341-5020 | FAX (203) 341-5009 |
| <input type="checkbox"/> FUEL TANK (For aboveground tanks) | From the oil company or remediation contractor | | |
| <input type="checkbox"/> PROPANE TANK | From the propane company that removed the tank | | |
| <input type="checkbox"/> GAS COMPANY | Michael Simoneau | (203) 795-7792 | FAX (203) 795-7784 |
| <input type="checkbox"/> FRONTIER COMMUNICATIONS | Const. & Eng. Dept. | (203) 383-6727 | |
| <input type="checkbox"/> CONSERVATION DEPARTMENT | Colin Kelly | (203) 341-1170 | FAX (203) 341-1088 |
| <input type="checkbox"/> HEALTH DEPARTMENT | Jeff Andrews | (203) 227-9571 | |
| <input type="checkbox"/> PUBLIC WORKS DEPARTMENT
(If on 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/OR AGENT: Joseph Feinleib DATE: 9/19/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
KRYSTAL DONNA S	4 Gas	1 Public		Description	Code	Appraised	Assessed	6158	
	6 Septic			RES LAND	1-1	586,300	410,400	WESTPORT, CT	
	2 Public Water			DWELLING	1-3	313,100	219,200		
SUPPLEMENTAL DATA									
Alt Prcl ID 531945-27		Lift Hse		Assoc Pld#		Total		899,400 629,600	
Historic ID		Asking \$							
Census 503									
WestportC E24									
Survey Ma 5942									
Survey Ma									
GIS ID F10015000									

RECORD OF OWNERSHIP										
VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Assessed
3313 0020	06-06-2012	U	I	0	29	2023	1-1	410,400	2022	410,400
2013 0093	07-01-2002	U	I	0	29		1-3	219,200		219,200
1329 0062	06-29-1994	Q	I	482,000	00					
PREVIOUS ASSESSMENTS (HISTORY)										
Total								899,400		629,600

OTHER ASSESSMENTS											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY		
This signature acknowledges a visit by a Data Collector or Assessor											
Total									629,600	Total	629,600

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	Batch							
0003	0003								
Total			0.00						

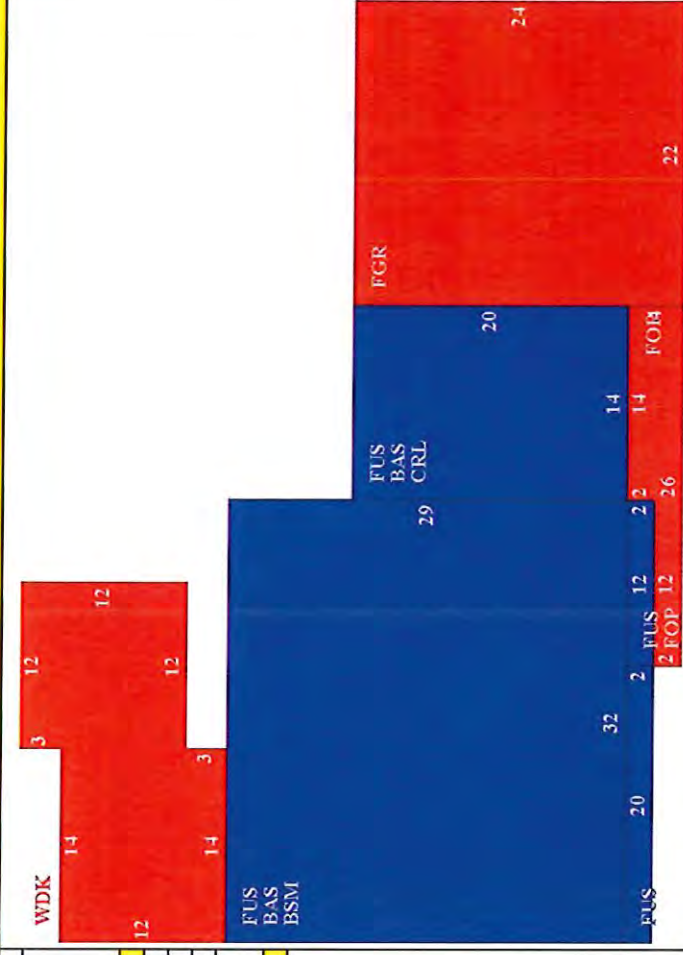
NOTES									
M/ 6067(27)	Appraised Bldg. Value (Card)								
SHARED DRIVE W/#14	Appraised Xf (B) Value (Bldg)								
4 FX BTH	Appraised Ob (B) Value (Bldg)								
3 RM FBM 2015	Appraised Land Value (Bldg)								
	Special Land Value								
	Total Appraised Parcel Value								
	Valuation Method								
	Total Appraised Parcel Value								

BUILDING PERMIT RECORD													
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
								07-15-2020	SR			19	Field Review
								10-31-2015	V/A			80	Data Mailer No Change
								07-16-2015	RH			00	Measur+Listed
								06-17-2015	V/A			10	Measu/LtrSnt - Letter Sent
								05-09-2015	RH			02	Sat or >5PM Attm @ Int In

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		1.250 AC	360,000.00	0.80866	5	0.95	170	1.700	ACCESS	1.0000		586,300	
Total Card Land Units					1.250 AC										Total Land Value	586,300

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial	1	Fireplaces
01	Residential	8.00	Ceiling Height
11	B		Elevator
2	2 Stories	CONDO DATA	
1	Occupancy	Parcel Id	C
14	Exterior Wall 1	Wood Shingle	Owne
	Exterior Wall 2		B
	Roof Structure:		S
03	Roof Cover	Adjust Type	Code
03	Interior Wall 1	Asphalt Shingl	Description
05	Interior Wall 2	Drywall	Factor%
12	Interior Fir 1	COST / MARKET VALUATION	
	Interior Fir 2	Building Value New	505,038
03	Heat Fuel	Gas	
05	Heat Type:	Hot Water	1966
03	AC Type:	Central	
05	Total Bedrooms	5 Bedrooms	A
2	Total Bthrms:	2 Full Baths	
1	Total Half Baths	1 Half Bath	38
1	Total Xtra Fixtrs	10 Rooms	
10	Total Rooms:	Average	1
02	Bath Style:	External Obsol	
02	Kitchen Style:	Average	
1	Kitchens	Trend Factor	1
	Whirlpool Tubs	Condition	
	Hot Tubs	Condition %	62
850	Sauna (SF Area	Perct Good	313,100
3	Fin Basement	Cns Sect Rcnld	
0	Fin Bsmt Qual	Dep % Ovr	
0	Bsmt. Garages	Dep Ovr Comment	
A	Interior Cond	Misc Imp Ovr	
1	Fireplaces	Misc Imp Ovr Comment	
8.00	Ceiling Height	Cost to Cure Ovr	
		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		CONSTRUCTION DETAIL (CONTINUED)	
Code	Description	Units	Unit Price
		Yr Bilt	Cond. Cd
		% Gd	Grade Adj.
			Appr. Value
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,208	1,208
BSM	Basement Area	0	928
CRL	Crawl Space	0	280
FGR	Garage	0	528
FOP	Porch, Open	0	104
FUS	Upper Story, Finished	1,272	1,272
WDK	Deck, Wood	0	312
	Ttl Gross Liv / Lease Area	2,480	4,632
			442,548



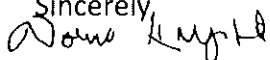
September 20, 2024

Town of Westport
Land Use Department
Westport CT

Re: Letter of Authorization

Dear Building Official:

I am the record owner of certain real property located at and known as 12 Salem Road, Westport CT 06880 I hereby authorize Coastal Luxury Homes, LLC to act on my behalf to apply for demolition permits my property.

Sincerely,


Donna Krystal
12 Salem Road
Westport CT 06880

Onofrio, Michele

From: Denean Pomarico <denean@coastal-lux.com>
Sent: Friday, September 20, 2024 4:02 PM
To: Onofrio, Michele
Subject: Fwd: Legal Notice

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

[Get Outlook for iOS](#)

From: Denean Pomarico <denean@coastal-lux.com>
Sent: Friday, September 20, 2024 3:45 PM
To: legals@hearstmediact.com <legals@hearstmediact.com>
Subject: Legal Notice

Good Afternoon

Can you please place the following demolition notice in the next issue of the Westport News.

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: 12 Salem Road, Westport CT 06880, Name & Address of Owner: Donna Krystal 12 Salem Road, Westport CT 06880 Age of Structure 58 Years Old, Square Footage: 2480

I can be reached at 203-247-3439 for payment,

Thank you,
Denean Pomarico
Coastal Luxury Homes, LLC
1723 Post Road East
Westport CT 06880



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 12 Salem Road

has been filed in the Office of the Town Building Official

on September 20, 2024

Name and address of the owner: Donna Krystal, 12 Salem Rd, Westport, CT 06890

Age of the building or structure: 50 Years old

Square footage of the building or structure: 2400 SF

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

Payment Receipt

Monday, September 23, 2024

Transaction Type: Payment
Order Number: 0002873322
Payment Method: Credit Card Pymt
Bad Debt: -
Credit Card Number: *****7665
Credit Card Expire Date: 3/28/2028
Payment Amount: 78.75
Reference Number: 046180
Charge to Company: Connecticut Post
Category: Classified
Credit to Transaction Number: P1000897
Invoice Text:
Invoice Notes:

Customer Type: Legal
Customer Category: 7005 Legals
Customer Status: Active
Customer Group: Classified
Customer Trade:
Account Number: 348122
Phone Number: 2032473439
Company / Individual: Company
Customer Name: COASTAL LUXURY HOMES
Customer Address: 1723 Post Road East
WESTPORT CT 06880 USA
Check Number:
Routing Number:



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 Joe@coastal-lux.com

September 20, 2024

Dear Neighbor;

We want to inform you Coastal Luxury Homes, LLC was hired to construct a new residence located at 12 Salem Road.

An application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Conor Maccabe by telephone at 203-856-7267 or by email at Conor@coastal-lux.com

Thank you.

Sincerely,


Joseph Feinleib



Name and Address of Sender

Coastal Luxury Homes LLC
1723 Post Road East
Westport CT 06880

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery



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U.S. POSTAGE PAID
WESTPORT, CT
06880
SEP 21, 24
AMOUNT
\$4.55
R2304E104715-16

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. Dubin Litowitz +
Paris Wallace
25 Colony Rd.
Westport CT 06880

2. Robert + Susannah
Donneroffe
16 Salem Rd.
Westport CT 06880

3. Judith + Charles Mendez
14 Salem Rd.
Westport CT 06880

4. Whitney Jacelli
10 Salem Rd
Westport CT 06880

5. Timothy + Franca Tanksky
8 Salem Rd.
Westport CT 06880

6. Marvin + Freiken Den
9 Rocky Av. S.W.
Westport CT 06880

7. Janelle Bittinger
11 Salem Rd.
Westport CT 06880

8.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	PSN Fee	SC Fee



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster: For (Sender or receiving employee)

Complete in Ink



Name and Address of Sender

Coastal Luxury Homes LLC
1723 Post Road East
Westport CT 06880

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID

WESTPORT, CT
06880
SEP 21, 24
AMOUNT

\$3.90

R2304E104715-16

COU1

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee
1	Matthew & Robin Leon 7 Salem Rd. Westport CT 06880											
2	Rosina Eum & David Ormsbee 9 Colony Rd Westport CT 06880											
3	Julia Coblenz & David Turchi 15 Colony Rd. Westport CT 06880											
4	Rachelle Tappan TK 17 Colony Rd. Westport CT 06880											
5	Mary Nebelung TK 21 Colony Rd. Westport CT 06880											
6	Brian & Lisa Anne Buer 23 Colony Rd Westport CT 06880											
7.												
8.												



Total Number of Pieces Listed by Sender: 6

Total Number of Pieces Received at Post Office: 6

Postmaster, Per (Name of receiving employee)

Complete in Ink

“So, The HDC Denied Your Waiver”

Pursuant to Westport Town Ordinance Sections 14-24 and 14-25, the Building Department imposes an automatic 180-day waiting period, or delay, following any application to demolish a building or structure (or part thereof) which is 500 square feet in size or larger and 50 years old or more. The intent of the waiting period is to provide (1) time to inform property owners of the benefits of historic preservation rehabilitation and reuse of such building and structures and (2) time for all interested parties to consider and put forth alternatives to demolition. This waiting period or delay may be “waived” in the absence of any objection to the demolition from the Historic District Commission (“HDC”) or any other registered organization concerned with preservation in the Town. To this end, a demolition permit applicant may apply to the HDC for a “waiver” of the remaining waiting period or delay.

To clarify its standards for granting such a waiver, the HDC has published its Demolition Policy dated May 9, 2023 which states that if the HDC determines that a building or structure has no significant remaining historic, architectural, or cultural characteristics that would warrant consideration of alternatives to demolition, it will consider granting the waiver request and waiving the remaining waiting period. If, on the other hand, the HDC finds that a building or structure does have significant remaining historic, architectural, or cultural characteristics that would warrant such consideration, then the HDC will deny the waiver request and let the full 180-day waiting period stand.

If the HDC has opposed the issuance of a demolition permit (i.e., the HDC has denied the request for a waiver), then the applicant may request that the HDC rescind its opposition after providing evidence demonstrating, in the HDC’s sole discretion, that a good faith effort has been made to try to save the structure. The HDC will not consider requests for rescission of opposition to a demolition permit before its next regularly scheduled meeting. The process is as follows:

1. Within seven (7) days of the motion to oppose the demolition permit, the applicant must contact the Historic District Commission Administrator, Donna Douglass, ddouglass@westportct.gov, (203) 341-1184, to schedule an initial meeting with the Administrator and a Commissioner. The applicant must provide to the Administrator at this time the names and contact information of all interested parties, including but not limited to: the owner, if different from the applicant; the fiduciary or heirs-at-law if the owner is an estate; prospective purchasers if the applicant is a property seller; and anyone in opposition at the meeting of the Commission.

2. At that meeting, the Coordinator and Commissioners will inform the applicants and interested parties about the benefits of historic preservation, rehabilitation, and reuse of the historic structure, and discuss alternatives to demolition, including, but not limited to: [1] zoning incentives for preservation of the structure, including use, setback, height, parking, landscaping, coverage, lot area, and shape incentives; [2] zoning incentives for historic accessory units exceeding the coverage ordinarily permitted on lots of 1.5 acres or less; [3] financial incentives for historic preservation including grants, financing, and tax incentives; and [4] alternative sale, redevelopment, or relocation of the structure.

3. No sooner than sixteen (16) days from the motion to oppose the demolition permit, the applicant must contact the Coordinator to schedule a follow-up meeting with the Coordinator and a Commissioner. The applicant must provide to the Coordinator at this time a brief summary of the efforts undertaken to investigate options for saving the structure. At the follow-up meeting, the applicant must detail the efforts undertaken to investigate options for saving the structure with supporting documentation, including but not limited to cost estimates, inspection and engineering reports, alternate purchase offers, and incentive

applications. If the Coordinator and a Commissioner have determined that a good faith effort has been made to try to save the structure, the applicant's request for rescission of the opposition to the issuance of the demolition permit shall be placed on the agenda for the next regular meeting of the Commission.

4. No sooner than the next regularly scheduled meeting of the Commission, the applicant shall appear before the Commission to request the rescission of the opposition to the issuance of the demolition permit. The applicant must detail before the full commission the efforts undertaken to investigate options for saving the structure, with reference the supporting documentation submitted previously to the Coordinator. Arguments that are not considered in the above deliberations include: [1] Financial hardship; [2] Owner/contractor convenience; and [3] Pre-emptive statements by the owner that they will not seek alternatives to total demolition. A good faith effort by the applicant is not determinative. For pre-WW2 structures possessing significant historic, architectural, or cultural characteristics, HDC expects an increased commitment from the owner to investigating options for saving the structure before rescission of its opposition to demolition will be considered. Removal of existing architectural features prior to issuance of a demolition permit will be presumptively considered cause for denying the request for rescission of the opposition to the demolition.

DRAFT