



**WESTPORT™**

## Historic District Commission

Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Westportct.gov  
Telephone (203) 341-1184

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, OCTOBER 8, 2024, 7:00 PM MINUTES

**Members Present:**

Grayson Braun, Chair  
Wendy Van Wie, Clerk  
Martha Eidman, Member  
Bill Ryan, Member  
Elayne Landau, Alternate  
Ben Levites, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at 7:00 p.m. on Tuesday, October 8, 2024, for the following purposes:

1. To approve the minutes of the August 13, 2024, work session.  
**MOTION (made by Ryan): To APPROVE the minutes of the August 13, 2024, work session.**  
**SECOND: Braun**  
**SEATED: Braun, Ryan, Landau**  
**VOTE: Unanimously approved.**
2. To approve the minutes of the August 13, 2024, public meeting.  
**MOTION (made by Ryan): To APPROVE the minutes of the August 13, 2024, public meeting.**  
**SECOND: Braun**  
**SEATED: Braun, Ryan, Landau**  
**VOTE: Unanimously approved.**
3. To approve the minutes of the September 10, 2024, public meeting.  
**MOTION (made by Ryan): To APPROVE the minutes of the September 10, 2024, public meeting.**  
**SECOND: Van Wie**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau**  
**VOTE: Unanimously approved.**
4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated August 23, 2024, for proposed conversion of 2<sup>nd</sup> floor barn to ADU with new deck, stairs, windows and doors at **82 Riverside Avenue** (PID # C09/095/000) which is located in the Lincoln Street Local Historic District.  
**MOTION (made by Levites): To DENY a *Certificate of Appropriateness* application dated August 23, 2024, for proposed conversion of 2<sup>nd</sup> floor barn to ADU with new deck, stairs, windows and doors at 82 Riverside Avenue (PID # C09/095/000) which is located in the Lincoln Street Local Historic District.**  
**SECOND: Ryan**  
**SEATED: Braun, Eidman, Ryan, Landau, Levites**  
**RECUSED: Van Wie**  
**VOTE: Unanimously approved.**
5. To review and discuss **21 Norwalk Avenue** for consideration of §32-18.  
**MOTION (made by Van Wie): To recommend the c. 1920 colonial revival bungalow, which is located at 21 Norwalk Avenue and listed on the National Register of Historic Places, to the Planning & Zoning Commission for consideration under §32-18 because the HDC finds,**

pursuant to §32-18.2.1(d)(v), that the structure is indicative of a significant architectural style or period.

**SECOND: Levities**

**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**

**VOTE: Unanimous**

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Norwalk Avenue** and require the full 180-day delay.  
**MOTION (made by Van Wie): To OPPOSE the issuance of the demolition permit for 21 Norwalk Avenue and require the full 180-day delay.**  
**SECOND: Ryan**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHeld.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **25 Cavalry Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 25 Cavalry Road.**  
**SECOND: Eidman**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **2 Fairport Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 2 Fairport Road.**  
**SECOND: Landau**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Sturges Common** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 21 Sturges Common.**  
**SECOND: Landau**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **238 Hillspoint Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 238 Hillspoint Road.**  
**SECOND: Landau**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Salem Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 12 Salem Road.**  
**SECOND: Landau**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
12. To review and discuss the HDC recission policy.  
**MOTION (made by Braun): To ADOPT the HDC Recission Policy as proposed in the October 8, 224 meeting packet.**  
**SECOND: Van Wie**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved.**

13. To hear the Chairwoman's update.  
**Discussion held; No action taken.**
  
14. To adjourn the meeting.  
**MOTION (made by Braun): To adjourn the meeting at 8:57 PM**  
**SECOND: Landau**  
**SEATED: Braun, Eidman, Ryan, Van Wie, Landau, Levites**  
**VOTE: Unanimously approved.**

Grayson Braun, Chair,  
Historic District Commission  
October 10, 2024



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

**RECEIVED**

OCT 07 2024

1. 171 COMPO ROAD SOUTH | 1940  
ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. HOME DESIGN & BUILD | 203.247.4753  
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 129 HARBOR ROAD WESTPORT, CT 06880 | MARKLACLR@YAHOO.COM  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | CGDOONAN@GMAIL.COM  
EMAIL

WESTPORT BUILDING  
DEPARTMENT

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

5. ENTIRE STRUCTURE 1284 SQ FT  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TO BE DETERMINED | |  
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: NOVEMBER 12, 2024

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: NOVEMBER 12, 2024

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

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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: Amanda G. Dorman DATE: 10/6/2024

SIGNATURE OF DEMOLITION CONTRACTOR: NOT SELECTED/TBD

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



# SECRETARY OF THE STATE OF CONNECTICUT

## CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY - DOMESTIC

### FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRESS)

**Name:** JACK S. LIPSON, ESQ.  
**Mailing Address:** 830 POST ROAD EAST  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:**

FILING #0007262087 PG 1 OF 3  
 VOL E-00147 PAGE 0156  
 FILED ON 03/26/2021 10:31 AM  
 SECRETARY OF THE STATE OF CONNECTICUT

### 1. NAME OF LIMITED LIABILITY COMPANY - **REQUIRED:** (MUST INCLUDE BUSINESS DESIGNATION I.E. LLC, L.L.C., ETC.)

HOME DESIGN & BUILD, LLC

### 2. LLC'S PRINCIPAL OFFICE ADDRESS - **REQUIRED:** (NO P.O. BOX) PROVIDE FULL ADDRESS.

**Street:** 129 HARBOR ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

### 3. MAILING ADDRESS, **REQUIRED** - PROVIDE FULL ADDRESS. (P.O. BOX IS ACCEPTABLE)

**Street:** 129 HARBOR ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

### 4. NAICS CODE

53 (Real Estate and Rental and Leasing)

### NAICS SUB CODE

531110 (Lessors of Residential Buildings and Dwellings)

### 5. APPOINTMENT OF REGISTERED AGENT - **REQUIRED:** (COMPLETE A OR B NOT BOTH)

#### A. IF AGENT IS AN INDIVIDUAL.

#### PRINT OR TYPE FULL LEGAL NAME:

JACK S. LIPSON, ESQ.

### CT BUSINESS ADDRESS

(P.O. BOX NOT ACCEPTABLE) IF NONE, MUST STATE "NONE"

**Street:** 830 POST ROAD EAST  
 SUITE 212  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

### CONNECTICUT RESIDENCE ADDRESS (REQUIRED)

(P.O. BOX NOT ACCEPTABLE)

**Street:** 597 WESTPORT AVENUE  
 C556  
**City:** NORWALK  
**State:** CT **Zip:** 06851  
**Country:** USA

### CONNECTICUT MAILING ADDRESS (REQUIRED) (P.O. BOX ACCEPTABLE)

**Street:** 830 POST ROAD EAST  
 SUITE 212  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

**NAME / TITLE : WARD DOONAN / MEMBER  
BUSINESS ADDRESS**

**Street:** 129 HARBOR ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

**RESIDENCE ADDRESS**

**Street:** 11 QUENTIN ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

**NAME / TITLE : CYNTHIA G. DOONAN / MEMBER  
BUSINESS ADDRESS**

**Street:** 129 HARBOR ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

**RESIDENCE ADDRESS**

**Street:** 11 QUENTIN ROAD  
**City:** WESTPORT  
**State:** CT **Zip:** 06880  
**Country:** USA

**7. ENTITY EMAIL ADDRESS-REQUIRED: (IF NONE, MUST STATE "NONE.")**

MARKLACLR@YAHOO.COM

**8. EXECUTION - REQUIRED: (SUBJECT TO PENALTY OF FALSE STATEMENT) [This document has been executed and filed electronically]**

**Date: (MM/DD/YYYY) 03/26/2021**

<b>NAME OF ORGANIZER (print/type)</b>	<b>SIGNATURE (required)</b>
MARK LACLAIR	MARK LACLAIR

**SIGNATURE ACCEPTING APPOINTMENT:** [This document has been executed and filed electronically]

JACK S. LIPSON, ESQ.

**B. IF AGENT IS A BUSINESS:**

**PRINT OR TYPE NAME OF BUSINESS AS IT APPEARS ON OUR RECORDS:**

**CT BUSINESS ADDRESS** (P.O. BOX NOT ACCEPTABLE)

Street: NONE

City:

State: Zip:

Country:

**CT MAILING ADDRESS** (P.O. BOX ACCEPTABLE)

Street: NONE

City:

State: Zip:

Country:

**SIGNATURE ACCEPTING APPOINTMENT ON BEHALF OF AGENT:** [This document has been executed and filed electronically]

**PRINT NAME & TITLE OF PERSON SIGNING:**

**6. MANAGER OR MEMBER INFORMATION - REQUIRED: (MUST LIST AT LEAST ONE MANAGER OR MEMBER OF THE LLC.)**

**NAME / TITLE : MARK LACLAIR / MEMBER**

**BUSINESS ADDRESS**

Street: 129 HARBOR ROAD

City: WESTPORT

State: CT Zip: 06880

Country: USA

**RESIDENCE ADDRESS**

Street: 129 HARBOR ROAD

City: WESTPORT

State: CT Zip: 06880

Country: USA

**NAME / TITLE : JACQUELINE SPRAGUE / MEMBER**

**BUSINESS ADDRESS**

Street: 129 HARBOR ROAD

City: WESTPORT

State: CT Zip: 06880

Country: USA

**RESIDENCE ADDRESS**

Street: 129 HARBOR ROAD

City: WESTPORT

State: CT Zip: 06880

Country: USA



## LEGAL NOTICE OF INTENT TO DEMOLISH

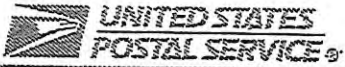
In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 171 Compo Road South, Westport, CT has been filed in the Office of the Town Building Official on 10/2/2024.

Name and address of the owner: HOME Design and Build, LLC  
129 Harbor Road  
Westport, CT 06880

Age of building or structure: Year Built 1940

Square footage of building or structure: 1,284

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



Certificate of Mailing - Firm

Name and Address of Sender  
**HOME DESIGN & BUILD LLC**  
 129 HARBOR ROAD  
 WESTPORT, CT 06880

TOTAL NO. of Pieces Listed by Sender: **4**

TOTAL NO. of Pieces Received at Post Office™: **4**

Postmaster, per (name of receiving employee):  
**Roshan**

U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 OCT 02 24  
 AMOUNT  
**\$2.60**  
 S2324P502926-05

0000

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airtel
1.	MCDONALD NICHOLAS & VICTORIA 167 COMPO RD S WESTPORT, CT 06880				
2.	SKEATS JERRE H 167A COMPO RD S WESTPORT, CT 06880				
3.	REYNOLDS JANET G 173 COMPO RD S WESTPORT, CT 06880				
4.	175 COMPO ROAD SOUTH LLC 2 SILENT GROVE NORTH WESTPORT, CT 06880				
5.					
6.					



Name and Address of Sender

Check type of mail or service:

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

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
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1.

CONNORS LEILA  
 179 COMPO RD S  
 WESTPORT, CT 06880

VAN ZANT THOMAS L & SANDRA A  
 16 GREENS FARMS HOL  
 WESTPORT, CT 06880

LOHS HOLGER & IMKE I  
 17 GREENS FARMS HOL  
 WESTPORT, CT 06880



U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 OCT 02 24  
 AMOUNT  
**\$1.95**  
 S2324P502926-05

5.

6.

7.

8.



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Roshan

See Privacy Act Statement on Reverse

**Ad Order Number**

0002875781

**Customer Account**

232858

**Sales Rep.**

mhutchings

**Customer Information**

DOONAN

**Order Taker**

mhutchings

11 QUENTIN ROAD

WESTPORT CT 06880

USA

**Ordered By**

CINDY DOONAN, EMAIL

**Phone:** 2038584245**Order Source**

Phone

**Fax:****Email:** cgdoonan@gmail.com**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 171 Compo Road South, Westport, CT has been filed in the Office of the Town Building Official on 10/2/2024.

Name and address of the owner:

HOME Design and Build, LLC  
129 Harbor Road  
Westport, CT 06880

Age of building or structure:

Year Built 1940

Square footage of building or structure:

1,284

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

**Ad Cost**

\$78.75

**Payment Amt**

\$0.00

**Amount Due**

\$78.75

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

0002875781-01

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

BR Legal Liner

**Ad Size**

2 X 14 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**

10/11/2024



# 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 171 COMPO ROAD SOUTH

has been filed in the Office of the Town Building Official on OCTOBER 2, 2024

Name and address of the owner: HOME DESIGN & BUILD LLC

Age of the building or structure: 84

Square footage of the building or structure: 1284 SQ FT.

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





**DEMOLITION**  
Notice of Intent to Demolish

The following information is required by the City of...  
The property owner has been notified by the City of...  
The demolition is scheduled for...  
If you have any questions, please contact...  
By the City of...





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

**RECEIVED**

OCT 16 2024

WESTPORT BUILDING  
DEPARTMENT

1. 21 Wannock Drive | 1955  
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. 43 Newport Place LLC | SA Financial LLC  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE  
 (203) 906-3635

3. PO Box 2463 Milford CT 06460  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL  
 demolition@gmail.com

4. 43 Newport Place LLC  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
 Attach copy of letter of authorization from owner.

5. 1615 Square Feet  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Connecticut Demolition LLC | (203) 572-8885 | DMCR001732  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Connecticutdemolition@gmail.com  
 EMAIL

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

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

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

Meeting Date of Historic District Commission to consider demolition: \_\_\_\_\_

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

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

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

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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) *no sewer per public works*
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: \_\_\_\_\_

DATE: *10/21/24*

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

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

Date: 10/16/24

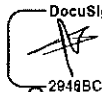
Job site Add: 21 Warnock Drive Westport CT

Subject: Permit Authorization Letter

To Whom It May Concern

I, Sachin Anand, owner of SA Financial LLC giving authorization to CT Demolition to pull the demolition permit for the property located at 21 Warnock Drive Westport CT. Please let me know if you have any questions. I can be reached at 203.906.3635.

Sincerely,

DocuSigned by: 10/16/2024  
  
2049EBC86CC7A4A9  
Sachin Anand



*State of Connecticut*  
*Department of Administrative Services*  
*Office of State Fire Marshal*

This Certificate is issued in accordance with Connecticut General Statute's section 29-402 inclusive,  
by the Commissioner of the Connecticut Department of Administrative Services, which is non-transferable to:

**Connecticut Demolition LLC**

Licensed as a

**DEMOLITION CONTRACTOR**

Located at

**70 Chase St Bridgeport, CT 06606**

Designated Technical Expert: Russell Capozziello Jr

License No: DMCR.001732

License Class: CLASS A

Issuance Date: 10/01/2023

Expiration Date: 09/30/2024

Class A License is required for the demolition of any structure or portion thereof greater  
than two and one-half stories or 35 feet in height.

Class B License is required for the demolition of any structure or portion thereof equal  
to or less than two and one-half stories or 35 feet in height.

**Michelle H. Gilman**  
Commissioner



# 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 Warnock Drive has been filed in the Office of the Town Building Official on October 21, 2024

Name and address of the owner: \_\_\_\_\_  
Age of the building or structure: 69 years  
Square footage of the building or structure: 1415

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



# DEMOLITION

Notice of Intent to Demolish

10/10/24 2:20 PM

On 10/10/24 at 2:20 PM, the following information was received from the demolition contractor:

Demolition permit application for the building at location:

10/10/24 2:20 PM

The demolition contractor is planning to demolish the building at the above location.



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

<b>Ad Order Number</b> 0002876438	<b>Customer Account</b> 368292
<b>Sales Rep.</b> tross	<b>Customer Information</b> CONNECTICUT DEMOLITION LLC 70 Chase St BRIDGEPORT CT 06606 USA
<b>Order Taker</b> tross	
<b>Ordered By</b> Russell	<b>Phone:</b> 2033668795
<b>Order Source</b> Phone	<b>Fax:</b> <b>E-Mail:</b>

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE**  
 We are planning to demolish 21 Warnock Drive Westport CT 06880. It was built in 1955. It is 1615 Square feet. It is owned by 43 Newport Place LLC PO Box 2463 Milford CT 06460. We applied for the permit with the Westport Building Department.

<b>Ad Cost</b> \$13.64	<b>Payment Amt</b> \$0.00	<b>Amount Due</b> \$13.64
---------------------------	------------------------------	------------------------------

**Blind Box**      **Materials**

**Order Notes**

<b>Ad Number</b> 0002876438-01	<b>External Ad #</b>	<b>Pick Up Number</b>
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 5 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/18/2024





# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Connecticut Demolition LLC 20 Chase St Bridgeport CT 06606	TOTAL NO. of Pieces Listed by Sender  <div style="font-size: 2em; text-align: center;">9</div>	TOTAL NO. of Pieces Received at Post Office  	Affix Stamp Here Postmark with Date of Receipt.  <div style="text-align: center;">     </div>
	Postmaster, per (name of receiving employee)		

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Town of Westport 110 Murtle Ave Westport CT 06880				
2	Ewelina Wyszynski 10 Rockyfield Rd Westport CT 06880				
3	Christopher + Nicole Nail 8 Rockyfield Rd Westport CT 06880				
4	Joseph Bilacic 6 Rockyfield Rd Westport CT 06880				
5	Richard + Denise Hightower 17 Wasnock Dr. Westport CT 06880				
6	Marshall + Nancy Perrin 23 Wasnock Dr Westport CT 06880				





# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender  
 Connecticut  
 Demolition LLC  
 70 Chase St  
 Bridgeport CT  
 06606

TOTAL NO.  
 of Pieces Listed by Sender

TOTAL NO.  
 of Pieces Received at Post Office

Affix Stamp Here  
 Postmark with Date of Receipt.



Postmaster, per (name of receiving employee)

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	David + Susan Kelly 22 Wannock Dr Westport CT 06880				
2	Andrea Steuer 20 Wannock Dr. Westport CT 06880				
3	Trisha + Saumyem Patel 18 Wannock Dr. Westport CT 06880				
4					
5					
6					



# 100 feet Abutters List Report

Westport, CT  
October 02, 2024

## Subject Property:

Parcel Number: D14068000  
CAMA Number: D14068000  
Property Address: 21 WARNOCK DR

Mailing Address: BALDWIN ELIZABETH  
21 WARNOCK DR  
WESTPORT, CT 06880

---

## Abutters:

Parcel Number: D14063000  
CAMA Number: D14063000  
Property Address: 10 ROCKYFIELD RD

Mailing Address: WYSZYNSKI EWELINA  
10 ROCKYFIELD RD  
WESTPORT, CT 06880 ✓

Parcel Number: D14064000  
CAMA Number: D14064000  
Property Address: 8 ROCKYFIELD RD

Mailing Address: NEIL CHRISTOPHER & NICOLE  
8 ROCKYFIELD RD  
WESTPORT, CT 06880 ✓

Parcel Number: D14065000  
CAMA Number: D14065000  
Property Address: 6 ROCKYFIELD RD

Mailing Address: BILACIC JOSEPH F  
6 ROCKYFIELD RD  
WESTPORT, CT 06880 ✓

Parcel Number: D14067000  
CAMA Number: D14067000  
Property Address: 17 WARNOCK DR

Mailing Address: HIGHTOWER RICHARD A & DENISE  
17 WARNOCK DR  
WESTPORT, CT 06880 ✓

Parcel Number: E14001000  
CAMA Number: E14001000  
Property Address: 23 WARNOCK DR

Mailing Address: PERRIN MARSHALL L & NANCY S  
23 WARNOCK DR  
WESTPORT, CT 06880 ✓

Parcel Number: E14005000  
CAMA Number: E14005000  
Property Address: 22 WARNOCK DR

Mailing Address: KELLY DAVID & SUSAN  
22 WARNOCK DR  
WESTPORT, CT 06880 ✓

Parcel Number: E14006000  
CAMA Number: E14006000  
Property Address: 20 WARNOCK DR

Mailing Address: STEUER ANDREA  
20 WARNOCK DR  
WESTPORT, CT 06880 ✓

Parcel Number: E14007000  
CAMA Number: E14007000  
Property Address: 18 WARNOCK DR

Mailing Address: PATEL TRISHA & SAUMYANG  
18 WARNOCK DR  
WESTPORT, CT 06880 ✓



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



## ***CONNECTICUT DEMOLITION LLC.***

**70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com**

October 2, 2024

Town of Westport  
110 Myrtle Avenue  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC



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70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com

October 2, 2024

Ewelina Wyszynski  
10 Rockyfield Road  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC



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**70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com**

October 2, 2024

Christopher & Nicole Neil  
8 Rockyfield Road  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

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connecticutdemolition@gmail.com**

October 2, 2024

Joseph F Bilacic  
6 Rockyfield Road  
Westport CT 06880

To whom it may concern,

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Thank you,

Connecticut Demolition LLC



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**70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com**

October 2, 2024

Richard & Denise Hightower  
17 Warnock Drive  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC





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**70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com**

October 2, 2024

Marshall & Nancy Perrin  
23 Warnock Drive  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC



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70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com

October 2, 2024

David & Susan Kelly  
22 Warnock Drive  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC



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connecticutdemolition@gmail.com

October 2, 2024

Andrea Steuer  
20 Warnock Drive  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC



## ***CONNECTICUT DEMOLITION LLC.***

70 Chase St. Bridgeport, CT. 06066; Tel: (203) 366-8795 Fax: (203) 366-8028 Email:  
connecticutdemolition@gmail.com

October 2, 2024

Trisha & Saumyang Patel  
18 Warnock Drive  
Westport CT 06880

To whom it may concern,

Connecticut Demolition LLC has been contracted by 43 Newport Place LLC to demolish the house located at 21 Warnock Drive Westport CT 06880. If you have any questions please feel free to contact us at (203) 366-8795 or you can contact the Town of Westport Building Department at (203) 341-5025.

Thank you,

Connecticut Demolition LLC





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

**RECEIVED**

OCT 10 2024

WESTPORT BUILDING  
DEPARTMENT

1. 36 Maple Avenue South | 1938  
 ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. Ruth Jennings / Chris Montanaro | 203 981-0311  
 PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE

3. 36 Maple Avenue South | RCMONTANARO@ADL.COM  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Removal of the 2,448 sq ft house  
 SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. \_\_\_\_\_ | \_\_\_\_\_  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE

**RECEIVED**

OCT 21 2024

WESTPORT BUILDING  
DEPARTMENT

EMAIL \_\_\_\_\_

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

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

**CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.**  
 The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to 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 off should occur until after expiration of the 150 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
- AQUARIUM WATER COMPANY      Nancy Nelson    203-362-3062    [demolition@aquariumwater.com](mailto:demolition@aquariumwater.com)
- CABLEVISION      Carl Ferris    203-676-4726    [carlferris@edinet.com](mailto:carlferris@edinet.com)
- EVERSOURCE ENERGY      -      888-544-4626    FAX 877-285-4469
- 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      [agilano@cedc@lvsungrill.com](mailto:agilano@cedc@lvsungrill.com)    410-210-0900
- FRONTIER COMMUNICATIONS      Comm. & Eng. Dept.    203-383-6727
- CONSERVATION DEPARTMENT      Colin Kelly    203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT  
(If on Private Sepsis)      Mark Cooper    203-227-9571
- ENVIRONMENTAL SIGN OFF      Mark Cooper    203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)      Deborah Buehler    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, rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy these 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: *[Signature]*      DATE: 10/8/24

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

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


Schedule B

**LETTER OF AUTHORIZATION**

TO: Town of Westport

RE: 36 Maple Avenue South, Westport, CT 06880

Please be advised that Richard Christopher Montanaro d/b/a Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of Richard Christopher Montanaro.

  
Ruth Jennings



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
JENNINGS RUTH			6	Septic	1	Public	Description	Code	Appraised	Assessed	6158  WESTPORT, CT	
			2	Public Water			RES LAND	1-1	709,000	496,300		
							DWELLING	1-3	354,700	248,300		
36 MAPLE AVE S  WESTPORT CT 06880			SUPPLEMENTAL DATA				RES OUTBL	1-4	19,200	13,400	<b>VISION</b>	
			Alt Prcl ID	5453155-A		Lift Hse						
			Historic ID	536		Asking \$						
			Census	506								
			WestportC	I33								
			Survey Ma	7927								
			Survey Ma									
			GIS ID	H08030000		Assoc Pid#						
						Total			1,082,900	758,000		

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JENNINGS RUTH			3389	0195	01-15-2013	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
JENNINGS RUTH ET ALS			3312	0156	06-04-2012	U	I	0	29	2023	1-1	496,300	2022	496,300	2021	496,300
JENNINGS A PETER & RUTH ET ALS			3310	134-5	05-30-2012	U	I	0	29		1-3	248,300		248,300		248,300
JENNINGS A PETER & RUTH ET ALS			3309	186-7	05-29-2012	U	I	0	29		1-4	13,400		13,400		13,400
JENNINGS A PETER & RUTH ET ALS			1757	0207	03-01-2000	U	I	0	29							
									758,000			Total	758,000	Total	758,000	

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)				
Total			0.00							354,700			

ASSESSING NEIGHBORHOOD			Tracing			Batch			
Nbhd	Nbhd Name		B						
0002	0002								

NOTES								APPRAISED VALUE SUMMARY			
M/ 7927(A)								Appraised Land Value (Bldg)			
5/15 REAR FENCED								709,000			
								Special Land Value			
								0			
								Total Appraised Parcel Value			
								1,082,900			
								Valuation Method			
								C			
								1,082,900			
								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	Purpos/Result	
								06-09-2020	SR			19	Field Review	
								10-03-2015	VA			81	Data Mailer Change	
								06-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
								05-05-2015	MJF			02	Sat or >5PM Attn @ Int In	
								05-05-2015	MJF			01	Measured/No Interior Insp	

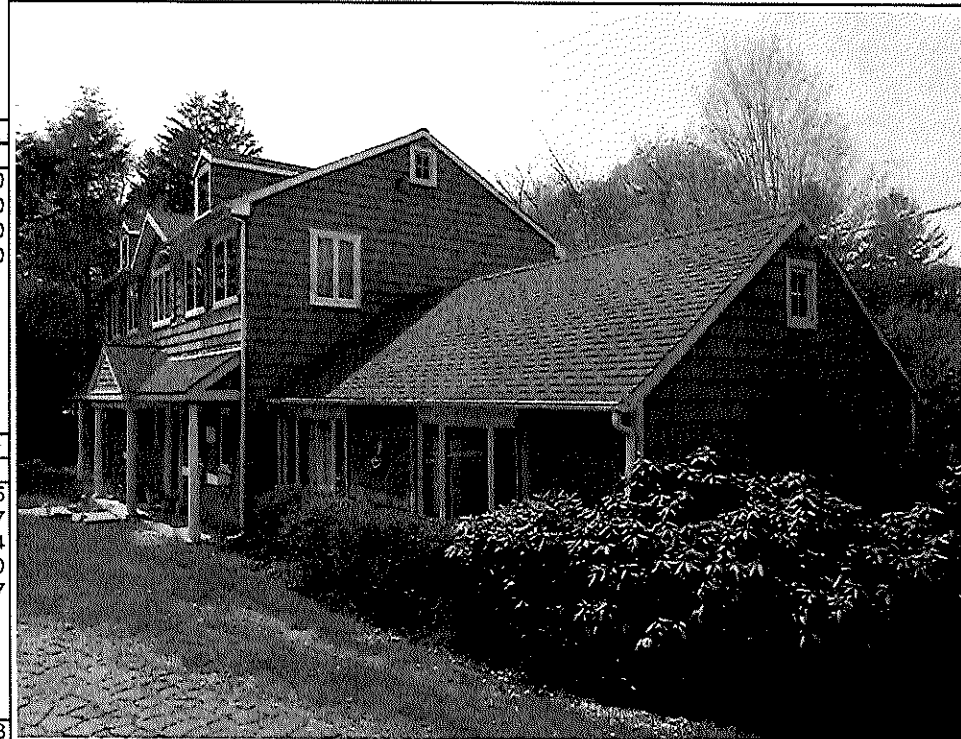
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AAA		0.700	AC	360,000.00	1.33968	5	1.00	210	2.100		1.0000	709,000
Total Card Land Units					0.700	AC	Parcel Total Land Area					0.700	Total Land Value		709,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	0	
Model	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	2	2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Flr 1	12	Hardwood	Building Value New		472,935
Interior Flr 2			Year Built		1938
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		G
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		1988
Total Bthrms:	3	3 Full Baths	Depreciation %		25
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	8	8 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		75
Whirlpool Tubs	1		Cns Sect Rcnd		354,700
Hot Tubs	1		Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	0				
Ceiling Height	8.00				

FUS	43	2
BAS	43	
		BAS
		SLB
14		
22	FUS	22
	BAS	
7	SLB	18
FUS		
UBS	8 8	
1	7	36
FOP	43	3
		28

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	11.00	1938	3	20	3	1.00	200
GAR1	Garage	L	440	31.37	1982	5	60	3	1.00	8,000
SPL1	InGround Pool	L	392	34.00	1938	5	60	4	1.35	10,800
SHD1	Shed	L	90	11.00	1938	3	20	3	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416		169.90	240,575
FOP	Porch, Open	0	129		34.24	4,417
FUS	Upper Story, Finished	1,032	1,032		169.90	175,334
SLB	Slab	0	1,394		0.00	0
UBS	Unfin First Floor	0	56		84.95	4,757
Ttl Gross Liv / Lease Area		2,448	4,027			425,083



Dear Neighbor,

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 at 36 Maple Ave South has been filed in the Office of the Town Building Official on October 10, 2024.

Name and address of the owner: Ruth Jennings

Age of the building or structure: 1938

Square footage of the building or structure: 2448

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

Any further questions or concerns please feel to contact me at 203-981-0311 or at [rcmontanaro@aol.com](mailto:rcmontanaro@aol.com).

Best,

A handwritten signature in black ink, appearing to read "R. C. Montanaro". The signature is written in a cursive style with a large initial "R" and "M".

Name and Address of Sender

Check type of mail or service:

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

Affix  
(If issi  
certifi  
or for  
copie  
Post:  
Date



0000

U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 OCT 21 24  
 AMOUNT  
**\$3.90**  
 S2324P502900-05

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	F
1.	George Wilbanks 35 Maple Ave South Westport, CT 06880		
2.	Allison & Blaine Hirsch 38 Maple Ave South Westport, CT 06880		
3.	David & Sara Fuld 3 Quintard Pl Westport, CT 06880		
4.	Jung Eun Yoo & Chang Steve 5 Quintard Pl Westport, CT 06880		
5.	Michael & Victoria Mimbelli 1 Quintard Pl Westport, CT 06880		
6.	Kim & Barbara Fordyce 39 Maple Ave South 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)

Roshan

See Privacy Act Statement on Reverse

**Onofrio, Michele**

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**From:** R CHRISTOPHER MONTANARO <rcmontanaro@aol.com>  
**Sent:** Monday, October 21, 2024 1:10 PM  
**To:** Wright, Sandra; Onofrio, Michele  
**Subject:** Demo Notice: 36 Maple Ave South

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.

<b><u>Ad Order Number</u></b> 0002879234	<b><u>Customer Account</u></b> 104135
<b><u>Sales Rep.</u></b> mhutchings	<b><u>Customer Information</u></b> CHRIS MONTANARO REDCOAT DEVELOPMENT WESTPORT CT 06880 USA
<b><u>Order Taker</u></b> mhutchings	
<b><u>Ordered By</u></b> CHRIS MONTANARO, EMAIL	<b><u>Phone:</u></b> 2039810311
<b><u>Order Source</u></b> Phone	<b><u>Fax:</u></b> <b><u>Email:</u></b> cleahy@westportct.gov

**Ad Content Proof**

Note: Ad size does not reflect actual:

**Demolition No**  
In accordance with Article II, Section 1  
Ordinances, Town of Westport, notice  
permit application for the building at 36  
the Office of the Town Building Official  
Name and address of the owner: Ruth  
Age of the building or structure: 1938  
Square footage of the building or struc

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

**Blind Box**      **Materials**

**Order Notes**

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<b><u>Ad Number</u></b> 0002879234-01	<b><u>External Ad #</u></b>	<b><u>Pick Up Number</u></b>
<b><u>Ad Type</u></b> BR Legal Liner	<b><u>Ad Size</u></b> 2 X 8 li	<b><u>PO Number</u></b>
<b><u>Color</u></b> \$0.00	<b><u>Color Requests</u></b>	

---

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/25/2024





**DEMOLITION**  
Notice of Intent to Demolish

In accordance with Section 24B, Section 24C and 24D of the rules of the Department of Planning and Executive Order 10, the following demolition permit application for the building at address: [Address] is hereby submitted to the Office of the Town Building Official.

Project name and use of the site: [Address] [Address] [Address]  
Age of the building or structure: [Address] [Address] [Address]  
Reason for demolition of the building or structure: [Address] [Address] [Address]

The application is hereby submitted and approved for review and action by the Office of the Town Building Official.









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

**RECEIVED**

OCT 23 2024

WESTPORT BUILDING  
DEPARTMENT

1. 8 Pond Edge Road | 1966  
ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. Coziary LLC | 203.454.2110  
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE

3. 8 Pond Edge Road | clowenstein@landtechconsult.com  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Demolition of existing single family residence 2,803SF  
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. Scott Walker | 203.258.7112 | 000809  
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

scott.wc@live.com  
EMAIL

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

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

**CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a *Certificate of Appropriateness* for such demolitions.**  
The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to submitting the demolition permit application.  
Meeting Date of Historic District Commission to consider demolition: \_\_\_\_\_

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

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 203-341-1184.

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



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

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

- CERTIFICATE OF APPROPRIATENESS (Historic Properties or properties within a Historic District)
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY            Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION                                Carl Jenkins       203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY                                -                        888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)    Fire Marshal's Office    203-341-5020    FAX 203-341-5009
- FUEL TANK (For aboveground tanks)    From the oil company or remediation contractor
- PROPANE TANK    From the propane company that removed the tank
- GAS COMPANY     [scgdemolitions@avangrid.com](mailto:scgdemolitions@avangrid.com) 800-989-0900
- FRONTIER COMMUNICATIONS            Const. & Eng. Dept.        203-383-6727
- CONSERVATION DEPARTMENT            Colin Kelly                203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT  
(If on Private Septic)                        Mark Cooper                203-227-9571
- ENVIRONMENTAL SIGN OFF                Mark Cooper                203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)                        Deborah Barbieri            203-341-1793
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER:  (Authorized agent) DATE: 10.23.2024

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

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

April 29, 2024

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

Aspetuck Health District  
180 Bayberry Lane  
Westport, CT 06880

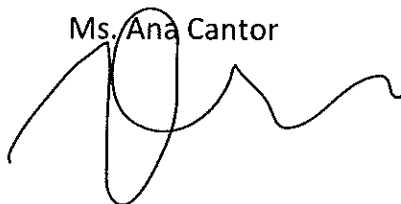
**Subject: Applications for 8 Pond Edge Road, Westport**

To whom it may concern,

I hereby authorize LANDTECH to act as my agent in matters pertaining to the submission of applications and securing permits for my property at 8 Pond Edge Road in Westport, CT.

Very Truly Yours,

Ms. Ana Cantor

A handwritten signature in black ink, appearing to be 'Ana Cantor', written over the typed name.

Mr. Eric Cantor

A handwritten signature in black ink, appearing to be 'Eric J. Cantor', written over the typed name.

CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT			
COZIARY LLC			4 Gas	2 Private		Description	Code	Appraised	Assessed
			3 Public Sewer			RES LAND	1-1	1,299,500	909,700
			2 Public Water			DWELLING	1-3	306,700	214,600
8 POND EDGE RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	29,800	20,900
WESTPORT CT 06880		Alt Prcl ID 5316114A-B	Lift Hse Asking \$			Total		1,636,000	1,145,200
		Historic ID							
		Census 505							
		WestportC K25							
		Survey Ma 6287							
		Survey Ma							
		GIS ID D05042000	Assoc Pid#						

6158  
 WESTPORT, CT  
**VISION**

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COZIARY LLC		4128 0070	05-21-2021	Q	I	1,775,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
LESCH BRENDAN M & JEANNE L		2508 0054	01-19-2005	Q	I	1,450,000	00	2023	1-1	909,700	2022	909,700	2021	909,700
GILLESPIE JOHN F & SARAH W		0824 0266	09-04-1986	U	I	372,500			1-3	214,600		214,600		214,600
									1-4	20,900		20,900		20,900
										1,145,200	Total	1,145,200	Total	1,145,200

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
0001	0001		

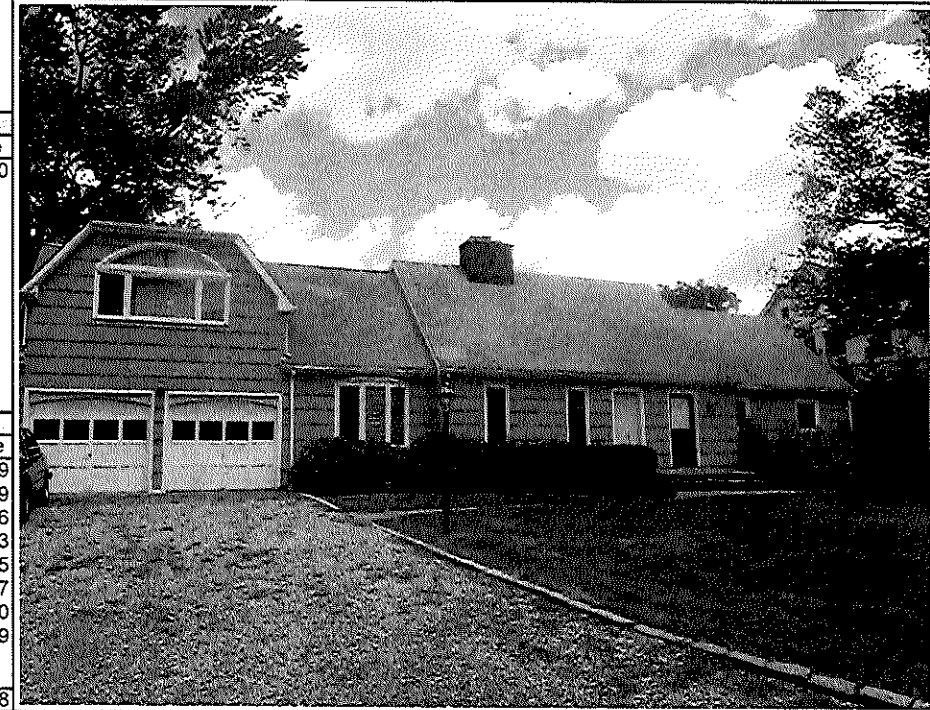
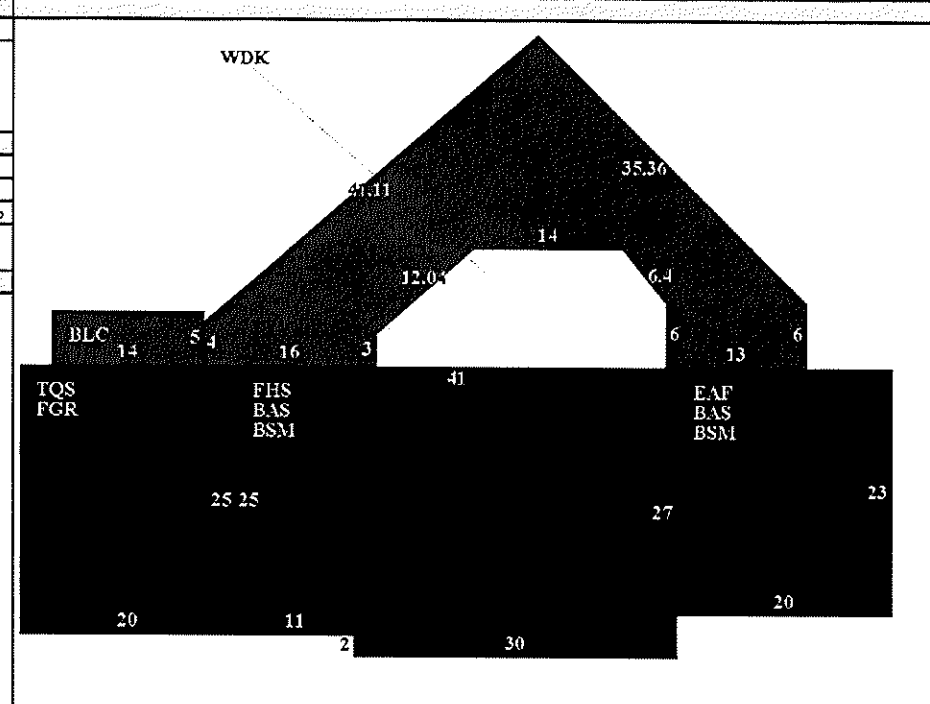
NOTES	
M/ 6137, 6167, 6287(B) PORTABLE HOT TUB= N.C. (1) 4 FIX BATH, (1) 5 FIX BATH FENCED - 2015	

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	
73028	05-11-2011	SP	50,000		100	09-08-2011	15' X 30' INGROUND SWIMMI	05-14-2020	SR			19	Field Review	
								10-30-2015	VA			81	Data Mailer Change	
								08-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
								08-14-2015	AG			02	Sat or >5PM Atm @ Int In	
								08-13-2015	AG			01	Measured/No Interior Insp	

Permit Id	Comments
73028	15' X 30' INGROUND SWIMMING POOL W/ CODE CONFORMING FENCE, POOL ALARM & SOLAR COVER

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		0.650	AC 360,000.00	1.42393	5	1.00	390	3.900			1.0000	1,299,500
Total Card Land Units					0.650	AC	Parcel Total Land Area					0.650	Total Land Value		1,299,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1.75	1 3/4 Stories	<b>CONDO DATA</b>		
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 Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		540,546
Interior Flr 1	12	Hardwood	Year Built		1966
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		G
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		1988
Total Bedrooms	03	3 Bedrooms	Depreciation %		22
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		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		78
Kitchens	1		Cns Sect Rcnd		421,600
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	G				
Fireplaces	2				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	InGround Pool	L	450	50.50	2011	6	75	5	1.75	29,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,545	1,545		145.33	224,529
BLC	Balcony	0	70		22.84	1,599
BSM	Basement Area	0	1,545		29.07	44,906
EAF	Attic, Expansion, Finished	207	460		65.40	30,083
FGR	Garage	0	500		58.13	29,065
FHS	Half Story, Finished	651	1,085		87.20	94,607
TQS	Three Quarter Story	400	500		116.26	58,130
WDK	Deck, Wood	0	754		14.46	10,899
Ttl Gross Liv / Lease Area		2,803	6,459			493,818



# 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 8 Pond Edge Road has been filed in the Office of the Town Building Official on October 23, 2024.

Name and address of the owner: Coziary LLC  
8 Pond Edge Road  
Westport, CT  
06880

Age of the building or structure: 1966

Square footage of the building or structure: 2,803 sq. ft.

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

**DEMOLITION**  
**Notice of Intent to Demolish**

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 8 Pond Edge Road has been filed in the Office of the Town Building Official on October 23, 2024.

Name and address of the owner: Coziary LLC

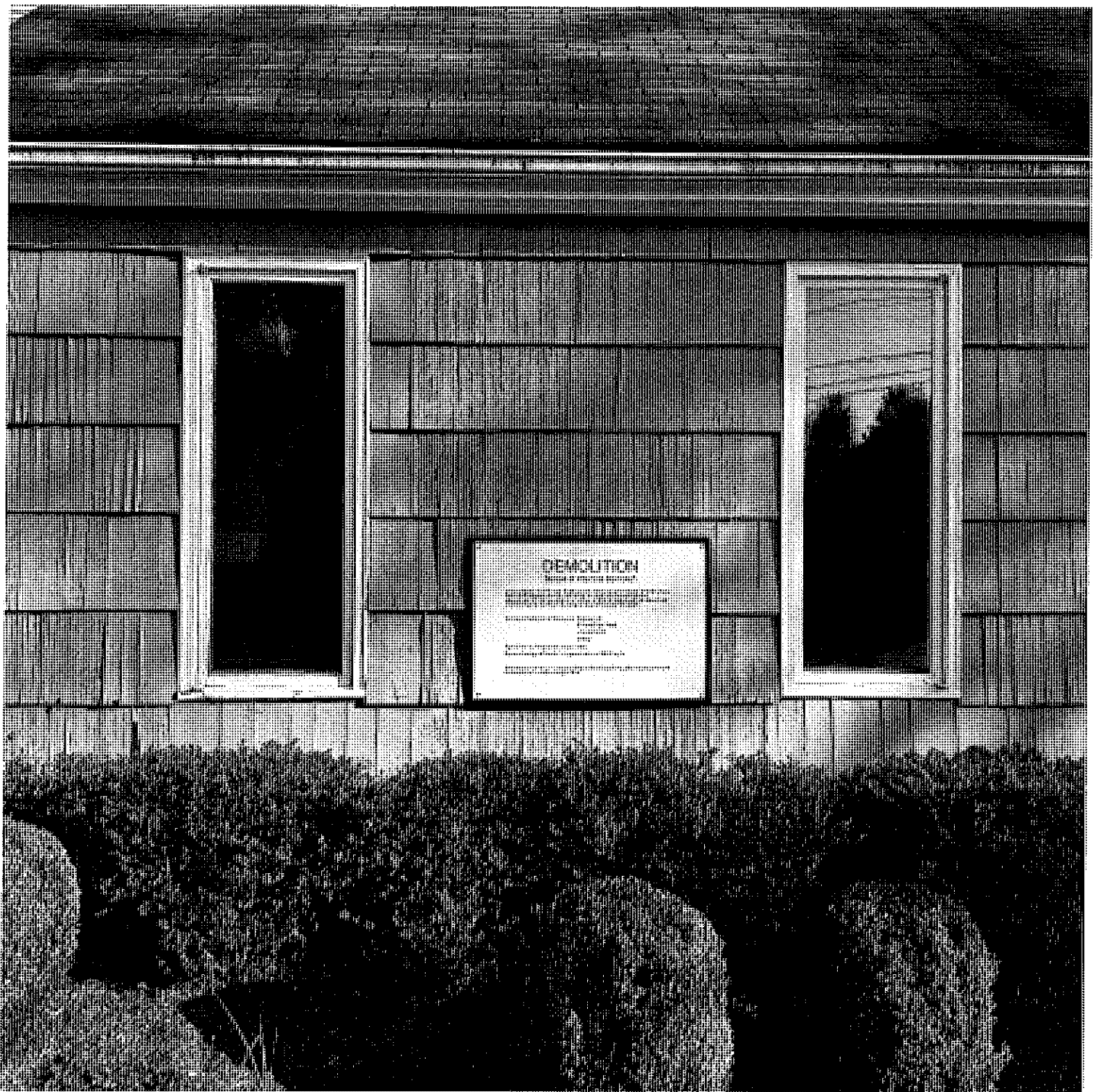
8 Pond Edge Road

Westport, CT 06880

Age of the building or structure: 1966

Square footage of the building or structure: 2,803 sq. ft.

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



**DEMOLITION**

WILLIAMSON COUNTY, TENNESSEE  
1-800-445-4455  
1-615-833-4455  
www.williamsoncountytnc.com



CONNECTICUT  
MEDIA GROUP

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

## Order Confirmation

<b>Ad Order Number</b> 0002879778	<b>Customer Account</b> 166876
<b>Sales Rep.</b> sreed	<b>Customer Information</b> LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741 USA
<b>Order Taker</b> sreed	
<b>Ordered By</b> EMMA ROJAS, EMAIL	<b>Phone:</b> 2034542110
<b>Order Source</b> Phone	<b>Fax:</b> 2034544971 <b>Email:</b> tryder@landtechconsult.com. erojas@landtechconsu

### Ad Content Proof

Note: Ad size does not reflect actual ad

**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 8 Pond Edge Road has been filed in the Office of the Town Building Official on October 23, 2024.

Name and address of the owner: Cozlary LLC  
8 Pond Edge Road  
Westport, CT 06880  
Age of the building or structure: 1966  
Square footage of the building or structure: 2,803 sq. ft.

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

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

### Order Notes

<b>Ad Number</b> 0002879778-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002862293
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 16 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

**Run Dates**  
10/25/2024



# LANDTECH

Civil / Site Engineering · Site Planning  
Environmental Science & Engineering  
Landscape Architecture · Land Surveying  
Permit Coordination & Management  
Construction Management & Financing

October 23, 2024

Dear Neighbor,

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 8 Pond Edge Road has been filed in the Office of the Town Building Official on October 23, 2024.

Name and address of the owner: Coziary LLC

8 Pond Edge Road

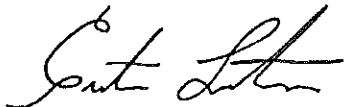
Westport, CT 06880

Age of the building or structure: 1966

Square footage of the building or structure: 2,803 sq. ft.

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

Sincerely,



Curt Lowenstein, LANDTECH

CONWAY DAMON  
11 POND EDGE RD  
WESTPORT, CT 06880

CUNITZ JONATHAN A & HUGUE  
7 LAMPLIGHT LN  
WESTPORT, CT 06880

HEALTHY AND HAPPY LLC  
4 EAST MEADOW RD  
WESTPORT, CT 06880

LEFF VALERIE ANN  
7 POND EDGE RD  
WESTPORT, CT 06880

MARKOWITZ BRIAN & JENNA  
9 POND EDGE RD  
WESTPORT, CT 06880

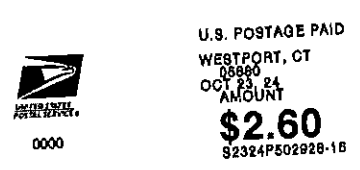
SCHWARZ KENNETH A & BARBA  
5 POND EDGE RD  
WESTPORT, CT 06880

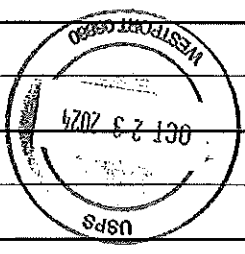
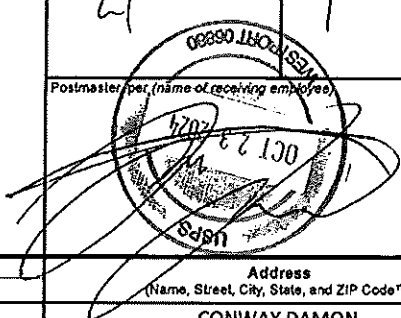
WALDMAN YVETTE A  
6 POND EDGE RD  
WESTPORT, CT 06880

WEIN MICHAEL F & ARIELLE  
5 LAMPLIGHT LN  
WESTPORT, CT 06880



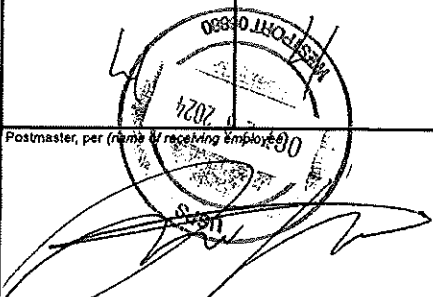
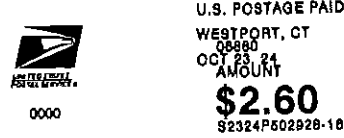
Certificate of Mailing — Firm

Name and Address of Sender  LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender  4	TOTAL NO. of Pieces Received at Post Office™  4	Affix Stamp Here Postmark with Date of Receipt  				
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.		CONWAY DAMON 11 POND EDGE RD WESTPORT, CT 06880					
2.		CUNITZ JONATHAN A & HUGUE 7 LAMPLIGHT LN WESTPORT, CT 06880					
3.		HEALTHY AND HAPPY LLC WESTPORT, CT 4 EAST MEADOW RD WESTPORT, CT 06880					
4.		LEFF VALERIE ANN 7 POND EDGE RD WESTPORT, CT 06880					
5.							
6.							





Certificate of Mailing — Firm

Name and Address of Sender  LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.   			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	MARKOWITZ BRIAN & JENNA 9 POND EDGE RD WESTPORT, CT 06880					
2.	SCHWARZ KENNETH A & BARBA 5 POND EDGE RD WESTPORT, CT 06880					
3.	WALDMAN YVETTE A 6 POND EDGE RD WESTPORT, CT 06880					
4.	WEIN MICHAEL F & ARIELLE 5 LAMPLIGHT LN WESTPORT, CT 06880					
5.						
6.						





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

**RECEIVED**

OCT 23 2024

WESTPORT BUILDING  
DEPARTMENT

1. 125 Old Rd | 1948  
ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. James and Patricia Dressel | 203-767-9919  
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 125 Old Rd, Westport, CT 06880 | **RECEIVED**  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

OCT 23 2024

4. SIR-125 Old Road, LLC, 943 Post Rd E, Westport, CT 06880  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
Attach copy of letter of authorization from owner.

5. Demo of 2,543 SF House  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR/Future Owner | 203-227-6616 | \_\_\_\_\_  
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

rob@sirdev.com  
EMAIL

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

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

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

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

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

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

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**  
**No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.**

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793  
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 10/23/24

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

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

## PERMIT AUTHORIZATION FOR DEMOLITION PERMIT

To Whom It May Concern:

I hereby declare that I am the owner of the premises described as follows:

125 Old Road, Westport, CT

That Robert and Julie Haroun of SIR Development, LLC are duly authorized for and on my behalf to execute an application for demolition permit, post a demolition sign and publish any notices necessary to obtain the demolition permit.

Date: 10/22/2024

Owner: James R. Dressel Patricia P. Dressel

Owner's Signature: 

<small>Signed by:</small> <u>James R. Dressel</u> <small>782ZDB105D3C461...</small>	<small>Signed by:</small> <u>Patricia P. Dressel</u> <small>EZFUE04128D540F...</small>
---	--

Owner's Telephone #: 203-767-9919

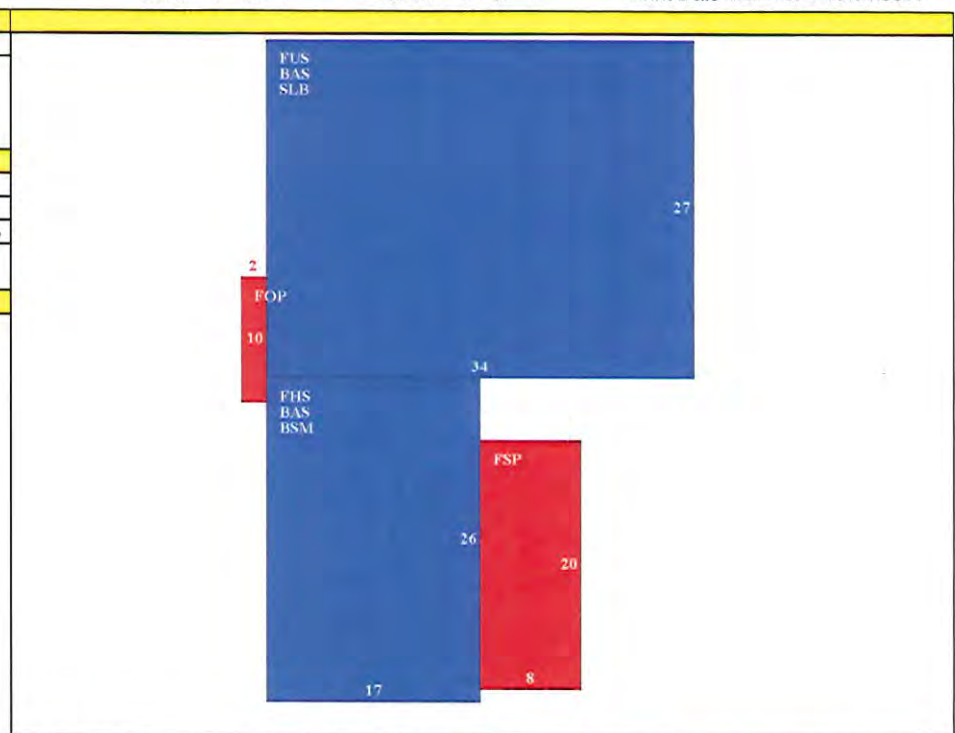
Owner's e-mail address: \_\_\_\_\_



CURRENT OWNER				TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158  WESTPORT, CT  <b>VISION</b>					
DRESSEL PATRICIA P & JAMES R					6 Septic	1 Public		Description	Code	Appraised	Assessed						
					2 Public Water			RES LAND	1-1	504,000	352,800						
				125 OLD RD				<b>SUPPLEMENTAL DATA</b>						DWELLING	1-3	202,400	141,700
WESTPORT CT 06880				Alt Prcl ID	5454323A-A		Lift Hse			RES OUTBL	1-4	900	600				
				Historic ID			Asking \$			Total		707,300	495,100				
				Census	503												
				WestportC	F23												
				Survey Ma	5244												
				Survey Ma													
				GIS ID	H10081000		Assoc Pid#										
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DRESSEL PATRICIA P & JAMES R				1322 0190	05-31-1994	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed	
										2023	1-1	352,800	2022	352,800	2021	352,800	
											1-3	141,700		141,700		141,700	
											1-4	600		600		600	
										Total		495,100	Total	495,100	Total	495,100	
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor								
Total			0.00								Appraised Bldg. Value (Card)		202,400				
ASSESSING NEIGHBORHOOD											Appraised Xf (B) Value (Bldg)		0				
Nbhd	Nbhd Name		B	Tracing		Batch							Appraised Ob (B) Value (Bldg)		900		
0003	0003									Appraised Land Value (Bldg)		504,000					
NOTES											Special Land Value		0				
M/ 5244(A)											Total Appraised Parcel Value		707,300				
22' LEFT DRMR @FHS											Valuation Method		C				
1-MB 2010													707,300				
WBS											Total Appraised Parcel Value						
26X17=SPLIT ADDITION																	
34X27=FORMER BARN																	
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result				
								06-16-2020	SR			19	Field Review				
								03-02-2020	VA			60	Mailer Sent				
								06-29-2015	MJF			00	Measur+Listed				
								05-09-2015	RH			02	Sat or >5PM Attn @ Int In				
								04-28-2015	MJF			01	Measured/No Interior Insp				
Permit Id	Comments																
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	101	Single Family Re	AA		1.000 AC	360,000.00	1.00000	5	1.00	140	1.400			1.0000	504,000		
Total Card Land Units					1.000 AC	Parcel Total Land Area					1.000	Total Land Value		504,000			



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1.5	1 1/2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Flr 1	14	Carpet	Building Value New		348,941
Interior Flr 2	12	Hardwood	Year Built		1948
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	05	5 Bedrooms	Year Remodeled		1991
Total Bthrms:	2	2 Full Baths	Depreciation %		42
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		
Total Rooms:	8	8 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		58
Whirlpool Tubs			Cns Sect Rcndd		202,400
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages			Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAT1	Patio	L	135	16.50	2015	4	40	3	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,360	1,360		120.90	164,426	
BSM	Basement Area	0	442		24.07	10,639	
FHS	Half Story, Finished	265	442		72.49	32,039	
FOP	Porch, Open	0	20		24.18	484	
FSP	Porch, Screen	0	160		30.23	4,836	
FUS	Upper Story, Finished	918	918		120.90	110,987	
SLB	Slab	0	918		0.00	0	
Ttl Gross Liv / Lease Area		2,543	4,260			323,411	





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

<b>Ad Order Number</b> 0002879834	<b>Customer Account</b> 179980
<b>Sales Rep.</b> sreed	<b>Customer Information</b> SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880 USA
<b>Order Taker</b> sreed	
<b>Ordered By</b> stephanie, email	<b>Phone:</b> 2032276616
<b>Order Source</b> Phone	<b>Fax:</b> <b>EMail:</b> stephanie@sirdev.com

### Ad Content Proof

Note: Ad size does not reflect actual ad

#### LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a)(2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024.

Name and address of the contract vendee: SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT  
 Age of the building or structure: 76 years  
 Square footage of the building or structure: 2,543 square feet

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

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

**Blind Box**      **Materials**

### Order Notes

<b>Ad Number</b> 0002879834-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002859483
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 11 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/25/2024





DEMOLITION







DEMOLITION





Certificate of Mailing — Firm



Name and Address of Sender  SIR Development 943 Post Rd E Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender  <p style="text-align: center;">4</p>	TOTAL NO. of Pieces Received at Post Office™  <p style="text-align: center;">4</p>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   0000  U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 23, 24 AMOUNT <b>\$2.60</b> S2324P502900-03
	Postmaster, per (name of receiving employee)  		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Mr. Robert Meyer 40 Owenoke Park Westport, CT 06880				
2.	Mr. Glenn Miller 1D Greenhouse Rd Bridgeport, CT 06606				
3.	Mr. and Mrs. Rossi 131 Old Rd Westport, CT 06880				
4.	Faustina Zucaro 5 Evans Ct Westport, CT 06880				
5.					
6.					





Certificate of Mailing — Firm

Name and Address of Sender  SIR Development 943 Post Rd E Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender  <p style="text-align: center;">4</p>	TOTAL NO. of Pieces Received at Post Office™  <p style="text-align: center;">4</p>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   0000  U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 23, 24 AMOUNT <b>\$2.60</b> S2324P502900-03
	Postmaster, per (name of receiving employee)  		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Mr. and Mrs. Diaz 6 Evans Ct Westport, CT 06880				
2.	Ms. Allyson Greifenberger 124 Old Rd Westport, CT 06880				
3.	Mr. and Mrs. Hogg 119 Old Rd Westport, CT 06880				
4.	Mr. and Mrs. Roy Kim 117 Old Rd Westport, CT 06880				
5.					
6.					





# 55 feet Abutters List Report

Westport, CT  
October 23, 2024

## Subject Property:

Parcel Number: H10081000  
CAMA Number: H10081000  
Property Address: 125 OLD RD

Mailing Address: DRESSEL PATRICIA P & JAMES R  
125 OLD RD  
WESTPORT, CT 06880

## Abutters:

Parcel Number: H10074000  
CAMA Number: H10074000  
Property Address: 117 OLD RD

Mailing Address: KIM ROY B AND TUTTLE KIM A  
117 OLD RD  
WESTPORT, CT 06880

Parcel Number: H10075000  
CAMA Number: H10075000  
Property Address: 119 OLD RD

Mailing Address: HOGG WILLIAM R & FULLER LISA M  
119 OLD RD  
WESTPORT, CT 06880

Parcel Number: H10082000  
CAMA Number: H10082000  
Property Address: 5 EVANS CT

Mailing Address: ZUCARO FAUSTINA  
5 EVANS CT  
WESTPORT, CT 06880

Parcel Number: H10083000  
CAMA Number: H10083000  
Property Address: 6 EVANS CT

Mailing Address: DIAZ CAITLIN & LUIS ALBERTO  
6 EVANS CT  
WESTPORT, CT 06880

Parcel Number: H10084000  
CAMA Number: H10084000  
Property Address: 131 OLD RD

Mailing Address: ROSSI NICHOLAS & KRISTEN  
131 OLD RD  
WESTPORT, CT 06880

Parcel Number: H10086000  
CAMA Number: H10086000  
Property Address: 128 OLD RD

Mailing Address: MILLER GLENN W  
1 D GREENHOUSE RD  
BRIDGEPORT, CT 06606

Parcel Number: H10087000  
CAMA Number: H10087000  
Property Address: 126 OLD RD

Mailing Address: MEYER ROBERT F  
40 OWENOKE PARK  
WESTPORT, CT 06880

Parcel Number: H10088000  
CAMA Number: H10088000  
Property Address: 124 OLD RD

Mailing Address: GREIFENBERGER ALLYSON & ERIC  
124 OLD RD  
WESTPORT, CT 06880



www.cai-tech.com





943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Diaz  
6 Evans Ct  
Westport, CT 06880

Re: 125 Old Road

Dear Mr. and Mrs. Diaz,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Haroun, Member

CC: Westport Building Department





943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Ms. Allyson Greifenberger  
124 Old Rd  
Westport, CT 06880

Re: 125 Old Road

Dear Ms. Allyson Greifenberger,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Hardun", with a long horizontal line extending to the right.

Julie Hardun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Hogg  
119 Old Rd  
Westport, CT 06880

Re: 125 Old Road

Dear Mr. and Mrs. Hogg,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "J. Haroun", with a long horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Roy Kim  
117 Old Rd  
Westport, CT 06880

Re: 125 Old Road

Dear Mr. and Mrs. Kim,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal line extending to the right from the end of the signature.

Julie Haroun, Member

CC: Westport Building Department





943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. Robert Meyer  
40 Owenoke Park  
Westport, CT 06880

Re: 125 Old Road

Dear Mr. Robert Meyer,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
[www.sirdev.com](http://www.sirdev.com)

Mr. Glenn Miller  
1D Greenhouse Rd  
Bridgeport, CT 06606

Re: 125 Old Road

Dear Mr. Glenn Miller,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", is written over a thin horizontal line that extends to the right. The signature is stylized and cursive.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Rossi  
131 Old Rd  
Westport, CT 06880

Re: 125 Old Road

Dear Mr. and Mrs. Rossi,

This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long, sweeping horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department





943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Faustina Zucaro  
5 Evans Ct  
Westport, CT 06880

Re: 125 Old Road

Dear Faustina,

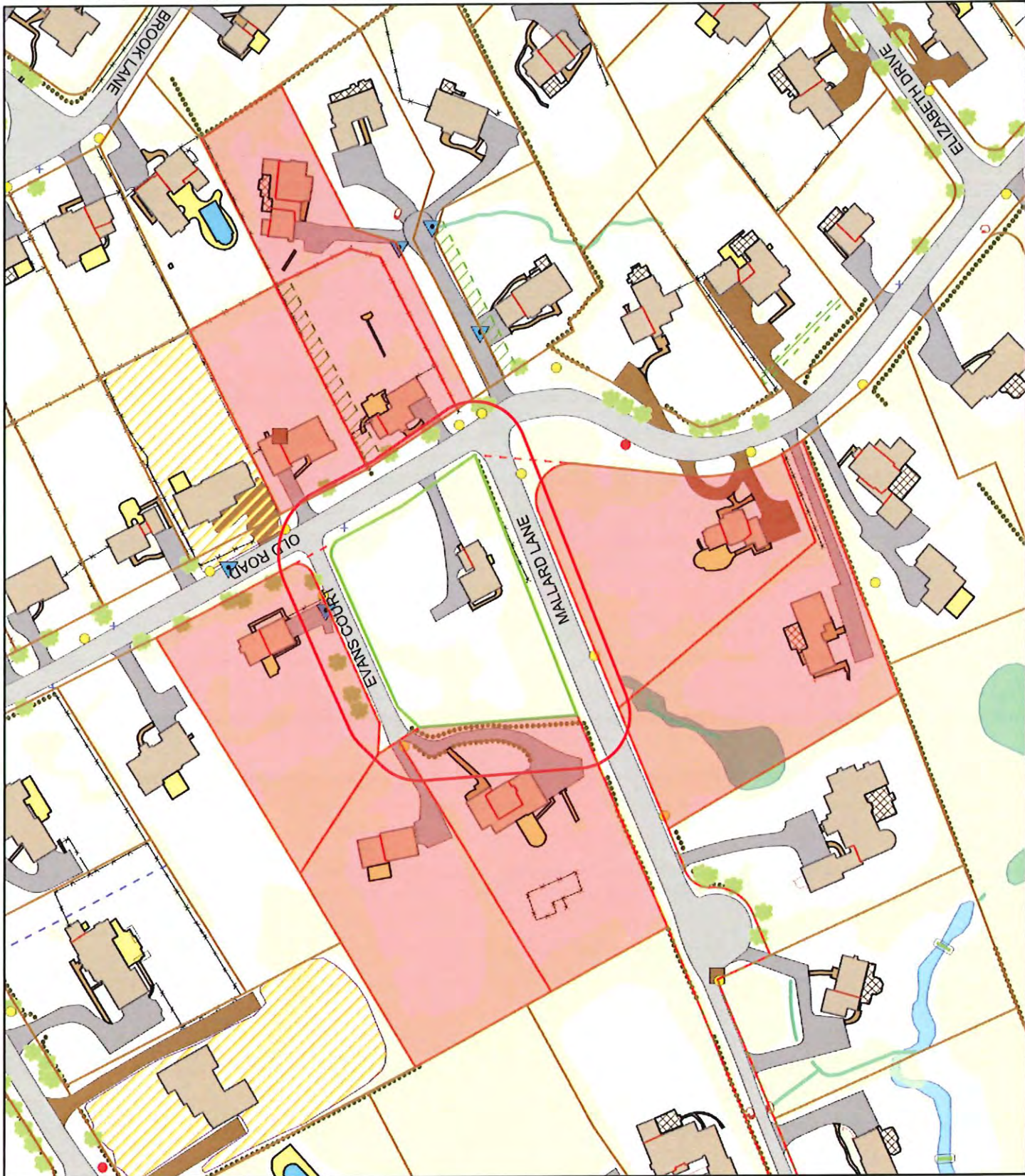
This letter is to inform you that an application for a permit to demolish the structure known as 125 Old Rd has been filed in the Office of the Town Building Official on October 23, 2024. The contract vendee of the property is SIR-125 Old Road, LLC, 943 Post Road East, Westport, CT. The structure is 76 years old and 2,543 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long, sweeping horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department

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October 23, 2024



# 125 Old Abutters

Town of Westport, CT  
1 inch = 142 Feet



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