

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 2nd 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 2nd 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,

Page 2
 October 10, 2024

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 WAIVÉ 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.

• Page 3 October 10, 2024

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 VEARS OR OF DEP

RECEIVED

MADION I ROLENT	IES SU TEARS OR OLL	UCT U / 2024
1. 171 COMPO POAD SOUTH ADDRESS OF WORK (Please Print)	192	40 WESTPORT BUILDING
		BUILT (From Assessor's Card) NT
2. HOME DESIGN & BUILD NAME OF CURRENT PROPERTY OWNER (Please	Print)	203.2414753 TELEPHONE
3. 129 HARBOR ROAD WESTPE ADDRESS OF CURRENT PROPERTY OWNER (PIE	DETICT 86880	MARKLACLR GYAHDO.COM CGDOONAN G GMAIL. CO EMAIL
4. NAME AND ADDRESS OF LEGAL REPRESENTAT Attach copy of letter of authorization from owner.	TIVE (If applicable) (Please Pa	rint)
5. ENTIPE STRUCTURE 129 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF T	34 SQ FT THE BUILDING OR STRUCTU	RE TO BE DEMOLISHED)
6. TO BE DETERMINED		
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
/		
NOTIFICATION to abutting & across the street prop	perty owner(s) within 7 days fror	n the date of demolition application
(list of names and addresses may be obtained from the Assess	sor's Office).	
DUBLICATION OF NOTICE OF INTENT TO DE Please submit cut sheet of notice and photograph of sign on p	EMOLISH POS	TING OF DEMOLITION SIGN
CT ENABLING LEGISLATION <u>empowers the His</u> demolitions within LOCAL HISTORIC DISTRIC	TS or of designated I OC.	(HDC) to review all
PROPERTIES and requires property owners to o	btain a Certificate of Appro	onrigteness for such
demolitions.		
The property owner or legal representative must first obtain	n a Certificate of Appropriater	ness from the Historic District
Commission prior to obtaining demolition permit applicati Meeting Date of Historic District Commission to consider	on. demolition: A I/N HAVE C	
Bishiet Commission to Consider	demonition. NOUL PROTECTION	- Www.
The TOWN OF WESTPORT has a demolition delay	ordinance See 14 21 that me	vovidos o 180 dos vocitios
period following the filing of a demolition permit app	olumance, Sec. 14-21 that prolication for buildings 500 sc	of for larger and 50 years or
older. The purpose of the ordinance is to allow interes	ested parties to explore altern	natives to demolition. The
Historic District Commission (HDC) acts as an in	terested party when invok	ing a request for a demolition
delay for properties 50 years or older.		
Meeting Date of Historic District Commission to consider	waiving the waiting period: N	OVEMBER 12, 2024
The HDC meets the second Tuesday of every month. Tof the publicly noticed agenda and is expected to attend reports, proposed plans and other information be submed the DC Office at 341-1184.	the meeting. It is recommen	ded that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION	ON:	
☐ The Historic District Commission considers the property	y historically significant and do	
The Historic District Commission does not consider the	property historically significan	nt. The Commission waives the
emainder of the waiting period effective	(DATE)	
SIGNATURE OF HDC OFFICIAL		D 4 700

Revised 11/14/2019

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)36	62-3062 <u>demoliti</u>	ons@aquarionwater.com				
	CABLEVISION	- (203) 6	96-4780 <u>rot</u>	oin.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 o	r remediation contra	actor				
	PROPANE TANK	From the propane compa	any that removed th	ne tank				
	GAS COMPANY	Michael Simoneau	(203) 795-7792	FAX (203) 795-7784				
	FRONTIER COMMUNICATIONS	Const. & Eng. Dept.	(203) 383-6727					
	CONSERVATION DEPARTMENT	Colin Kelly	(203) 341-1170	FAX (203) 341-1088				
	HEALTH DEPARTMENT	Jeff Andrews	(203) 227-9571					
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbieri	(203) 341-1793					
□ c	ERTIFICATE OF INSURANCE (Please Att	ach)		•				
Connect Town Co applicab requirem	NDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of a le to the demolition of property, and I agree the test in every aspect of that work, and to give ranted for HDC members to inspect the property.	Section 7-147 concerning the Town of Westport and to comply with such laws to the applicable local and	Historic Districts, all other laws and rules or regulation	and Section 17-2 of the rules and regulations sand satisfy those				
I ALSO proceed knowled	CERTIFY that I am the OWNER of the proposith the work herein outlined, and that the irge.	perty herein described, and aformation I have given is	d that I have the leg true and correct to	al right and authority to the best of my				
SIGNAT	TURE OF PROPERTY OWNER/OR AGI	ENT: <u>A MAWA G</u> .	Doman	DATE: 10/6/2024				
SIGNAT	TURE OF DEMOLITION CONTRACTO	1 \1		1.1				
SIGNAT	TURE OF BUILDING OFFICIAL:		-1					



SECRETARY OF THE STATE OF CONNECTICUT

CERTIFICATE OF ORGANIZATION

LIMITED LIABILITY COMPANY - DOMESTIC

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRI	ESS)
--	------

Name:

JACK S. LIPSON, ESQ.

830 POST ROAD EAST Mailing

Address:

City:

Country:

WESTPORT

State:

CT

Zip: 06880

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 LE 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:

ÇT

Zip:

06880

Country:

USA

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

Street:

129 HARBOR ROAD

City:

WESTPORT

State: Country: CT

USA

Zip:

06880

4. NAICS CODE

NAICS SUB CODE

53 (Real Estate and Rental and Leasing)

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:

830 POST ROAD EAST

JACK S. LIPSON, ESQ.

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

CONNECTICUT RESIDENCE ADDRESS (REQUIRED) (P.O. BOX NOT ACCEPTABLE)

Street:

597 WESTPORT AVENUE

C556

SUITE 212 WESTPORT

City:

NORWALK

Zip: 06851

CT

Zlp: 06880

State: Country:

CT USA

Country:

USA

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

Street:

Street:

City:

State:

830 POST ROAD EAST

SUITE 212

City:

WESTPORT

State:

CT

Zip:

06880

Country:

USA

FILING #0007262087 PG 3 OF 3 VOL E-00147 PAGE 0158 FILED ON 03/26/2021 10:31 AM SECRETARY OF THE STATE OF CONNECTICUT

NAME / TITLE: WARD DOONAN / MEMBER

BUSINESS ADDRESS

Street:

129 HARBOR ROAD

City:

WESTPORT

State:

CT

Zip: 06880

Street:

11 QUENTIN ROAD

City: State: WESTPORT

Country:

CT USA

RESIDENCE ADDRESS

Zip: 06880

USA Country:

NAME / TITLE : CYNTHIA G. DOONAN / MEMBER

BUSINESS ADDRESS

Street:

129 HARBOR ROAD

City: State: WESTPORT

CT

Zip: 06880

RESIDENCE ADDRESS

Street:

11 QUENTIN ROAD

Clty:

WESTPORT

State:

CT

Zip: 06880

USA Country:

USA Country: 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

NAME OF ORGANIZER
(print/type)
MARK LACLAIR

SIGNATURE (required)

MARK LACLAIR

FILING #0007262087 PG 2 OF 3 VOL E-00147 PAGE 0157 FILED ON 03/26/2021 10:31 AM SECRETARY OF THE STATE OF CONNECTICUT

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:

Zip:

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

CT MAILING ADDRESS (P.O. BOX ACCEPTABLE)

Street: NONE Street: NONE

City:

City:

State:

State:

Zip:

Country:

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 ATLEAST ONE MANAGER OR MEMBER

OF THE LLC.)

NAME / TITLE: MARK LACLAIR / MEMBER

BUSINESS ADDRESS

RESIDENCE ADDRESS

Street:

129 HARBOR ROAD

Street:

129 HARBOR ROAD

City:

WESTPORT

City: State: **WESTPORT** CT

Zip: 06880

State: Country: CT

Zip: 06880

Country: USA

NAME / TITLE : JACQUELINE SPRAGUE / MEMBER

BUSINESS ADDRESS

RESIDENCE ADDRESS

USA

Street:

129 HARBOR ROAD

Street:

129 HARBOR ROAD

City:

WESTPORT

City:

WESTPORT

State:

CT

Zip: 06880

State:

CT

Zip: 06880

Country:

USA

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 herby 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.

e and Address of Sender	TOTAL NO of Pieces Listed by Sender	TOTAL NO. of Please Received at Post Office?	Affix Stamp Here Postmark with Date	of Receipt.		······································
HOME DESIGN & BUILD LLC 129 HARBOR ROAD WESTPORT, CT 06880	Postmaster, per (name of receiving Lo Shan	g employee)	UNITED STATES POSTAL SERVICE & 0000		U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 02, 24 AMOUNT \$2.60 \$2324P502926-05	
USPS® Tracking Number Firm-specific Identifier	(Name, Street, City	ddress , State, and ZIP Code™)	Sostada .	· Fee	Special Handling	Parcel Airl
USPS	MCDONALD NICHO 167 COMPO RD S WESTPORT, CT 068	LAS & VICTORIA				7 70 70 70 70 70
OCT 0 2 2024	SKEATS JERRE H 167A COMPO RD S WESTPORT, CT 068		la l	USPS		
STPORT 06880	REYNOLDS JANET 173 COMPO RD S WESTPORT, CT 068			OCT 02 20	24	
	175 COMPO ROAD 3 2 SILENT GROVE NO WESTPORT, CT 068	ORTH		STP OF S		
a 3555, January 2017 (Rege el) Re						· · · :

Name and Address of Sender	Check type of mail or service: Certified Recorded Delivery (Integration Registered Return Receipt for Mental Signature Confirmation Insured Recorded Delivery (Integration Receipt for Mental Receipt for	chandise	Affix Stamp (If issued as certificate of or for additional copies of thit Postmark and Date of Re	a f mailing, onal is bill) and								
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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PS Form 3877, February 2002 (Page 1 of 2)	Roshan Complete by Typewriter, Ink, or	Poll Daint S	200	See	Privacy Act	Stateme	nt on Rever	se				

Ad Order Number

Customer Account

0002875781

232858

Sales Rep.

Customer Information

mhutchings

DOONAN

Order Taker

11 QUENTIN ROAD

mhutchings

WESTPORT CT 06880

USA

Ordered By

CINDY DOONAN, EMAIL

Phone: 2038584245

Order Source

Fax: EMail:

Phone

cgdoonan@gmail.com

Ad Cost \$78.75 Payment Amt \$0.00

Amount Due \$78.75

Blind Box

Materials

Order Notes

Ad Number

External Ad #

Pick Up Number

0002875781-01

Ad Type Ad Size

PO Number

BR Legal Liner

2 X 14 N

Color

Color Requests

\$0.00

Product and Zone

Inserts

<u>Placement</u>

Westport News

1

BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 10/11/2024 **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 herby 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 Bullt 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.

DEMOLITION

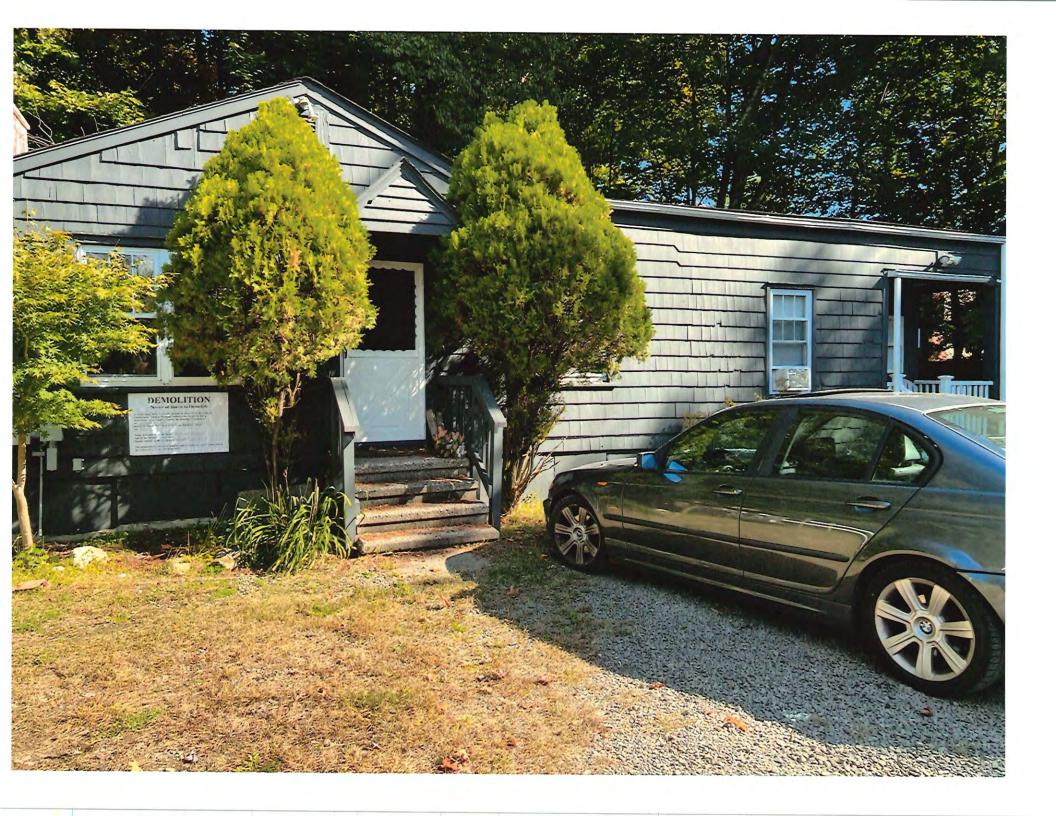
Notice of Intent to Demolish

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 50 FT.

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





TOWN OF WESTPORT

RECEIVE

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

OCT 1 6 2024 AND/OR PROPERTIES 50 YEARS OR OLDER 1955 DEPARTMENT DATE BUILT (From Assessor's Card) Financial Connecticut Milford CT 06460 demolition@gma ADDRESS OF CURRENT PROPERTY OWNER (Please Print) Place NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Attach copy of letter of authorization from owner. (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED) Demolition UC (203) 572-8885 DMCRO01732 TELEPHONE LICENSE NUMBER mnecticut demolition @ 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

SIGNATURE OF HDC OFFICIAL

remainder of the waiting period effective

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								
盘′_	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE								
Ø	COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS								
	AQUARION WATER COMPANY	Carol Robles	(203)362-	3062 <u>demoliti</u>	ions@aquarionwater.com				
	CABLEVISION	-	(203) 696	-4780 <u>ro</u>	bin.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 cor	npany o r r	emediation cont	ractor				
	PROPANE TANK	From the propar	ne compan	y that removed t	he tank				
	GAS COMPANY	Michael Simone	eau	(203) 795-7792	FAX (203) 795-7784				
	FRONTIER COMMUNICATIONS	Const. & Eng. I	Dept.	(203) 383-6727					
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 341-1170	FAX (203) 341-1088				
	HEALTH DEPARTMENT	Jeff Andrews		(203) 227-9571					
	PUBLIC WORKS DEPARTMENT (If on Sewer) 10 SCW	Deborah Barbie		(203) 341-1793					
	CERTIFICATE OF INSURANCE (Please Att	,							
Connec Town C applicat requirer	INDERSIGNED, hereby affirm and attest that to be stigged by the CT General Statutes dode and the Demolition Delay Ordinance of the to the demolition of property, and I agree ments in every aspect of that work, and to give granted for HDC members to inspect the property.	Section 7-147 co the Town of Wes to comply with s e the applicable l	enceming I stport and a such laws, r	Historic Districts all other laws and rules or regulation	s, and Section 17-2 of the d rules and regulations ons and satisfy those				
I ALSO proceed knowled	CERTIFY that I am the OWNER of the proposition with the work herein outlined, and that the inage.	perty herein description (have	ribed, and given is t	that I have the le	gal right and authority to the best of my				
SIGNA	TURE OF PROPERTY OWNER/OR AG	ENT:			DATE: 10/8/04				
SIGNA	TURE OF DEMOLITION CONTRACTO	R: /4	<u> </u>	[[4][6					
SICNA	TURE OF BUILDING OFFICIAL:			10					

Revised 11/14/2019

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

Sáchin Anánd



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

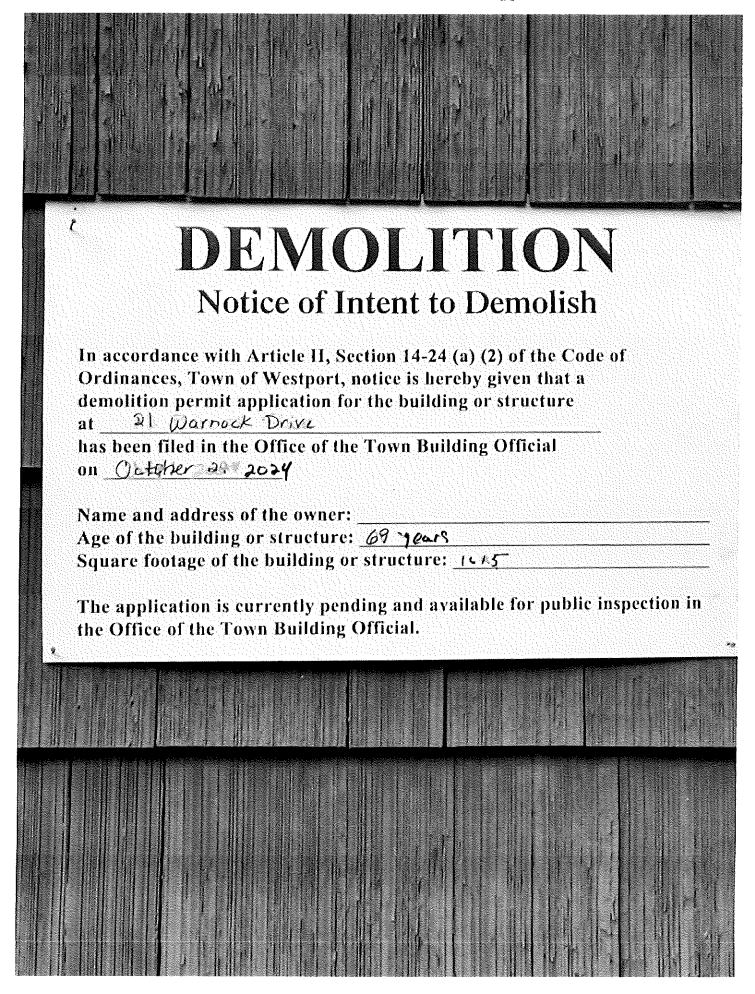
Issuance Date: 10/01/2023 Expiration Date: 09/30/2024

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. Dem

Michelle H. Gilman Commissioner







CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Mouth | GREENWICH OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number

Customer Account

0002876438

368292

Sales Rep.

Customer Information

tross

CONNECTICUT DEMOLITION LLC 70 Chase St.

Order Taker

BRIDGEPORT CT 06606

tross

USA

Ordered By

Russell

Phone: 2033668795

Order Source

Phone

Fax: EMail:

Ad Cost \$13.64

Payment Amt \$0.00

Amount Due \$13.64

Blind Box

Materials

Order Notes

Ad Number 0002876438-01 External Ad #

Pick Up Number

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 5 li

Color Requests

Color

\$0.00

Product and Zone

inserts

<u>Placement</u>

Westport News

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 10/18/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE

We are planning to demoksh 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 Millord CT 06460. We applied for the permit with the Westport Building Department.



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

Postmaster, per (name of receiving employee)

Affix Stamp Here
Postmark with Date of Receipt.



BRIDGEPORT, CT 06610 OCT 02, 24 AMOUNT

U.S. POSTAGE PAID

\$12.50 \$2324A500122-4

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Town of Westport				
	Westport Ct 06880				
2	Ewelina Wyszynski 10 Rockyfield Rd				
	Westport (I 06880				
3	Christopher + Nicole Neil 8 Rocky field Rd				
	westport CT 06880				
4	Useph Bilacic GRakufield Rd				
	Westport CT 06880	M a			
5	Richard + Denise Hightour				
	Westport CT 06880				
6	Masshall + Mancy Perrin				
And the state of t	Westport CT 06800				



Certificate of Mailing — Firm (Domestic)

Na	me and Address of Sender
(in necticut
	Demolition UC
	70 Chase St
	Bridgeport CT
	06606

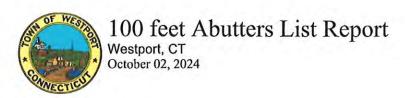
TOTAL NO.
of Pieces Received at Post Office

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	David + Susan Kelly				
	Westport CT 06880				
2	andrea Stever				
	Westport CT 06880				
3	1 shat Soumyang Patel 18 Warnock DD.				
	Westport G 06580				
4					
5					
6					

PS Form **3665**, May 2015 PSN 7530-17-000-5549



Subject Property:

Parcel Number: CAMA Number: D14068000 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: **CAMA Number:** D14065000

D14065000

Mailing Address:

BILACIC JOSEPH F

6 ROCKYFIELD RD WESTPORT, CT 06880

Property Address: 6 ROCKYFIELD RD

Parcel Number: **CAMA Number:** D14067000

D14067000 Property Address: 17 WARNOCK DR Mailing Address:

HIGHTOWER RICHARD A & DENISE

17 WARNOCK DR

WESTPORT, CT 06880

Parcel Number: CAMA Number: E14001000

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: CAMA Number: E14007000

Property Address: 18 WARNOCK DR

E14007000

Mailing Address:

PATEL TRISHA & SAUMYANG

18 WARNOCK DR

WESTPORT, CT 06880

are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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,

October 2, 2024

Ewelina Wyszynski 10 Rockyfield Road Westport CT 06880

To whom it may concern,

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Thank you,

October 2, 2024

Christopher & Nicole Neil 8 Rockyfield Road Westport CT 06880

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October 2, 2024

Joseph F Bilacic 6 Rockyfield Road Westport CT 06880

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Thank you,

October 2, 2024

Richard & Denise Hightower 17 Warnock Drive Westport CT 06880

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Thank you,

October 2, 2024

Marshall & Nancy Perrin 23 Warnock Drive Westport CT 06880

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Thank you,

October 2, 2024

David & Susan Kelly 22 Warnock Drive Westport CT 06880

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Thank you,

October 2, 2024

Andrea Steuer 20 Warnock Drive Westport CT 06880

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Thank you,

October 2, 2024

Trisha & Saumyang Patel 18 Warnock Drive Westport CT 06880

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Thank you,



TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

OCT 1 0 2024

AND/OR PROPERTIES 50 YEARS OR OLDER WESTPORT BUILDING

1. 36 Maple Avenue S. ADDRESS OF WORK (Please Print) 2. Ruth Jennings / chris PROPERTY OWNER and LEGAL REPRESENTATIVE	outh	1938 ARTMENT
ADDRESS OF WORK (Please Print)	D	ATE BUILT (From Assessor's Card)
2. Ruth Jennings / chins	Montanaro	203 981-0311
PROPERTY OWNER and LEGAL REPRESENTATIV	/E (Please Print)	TELEPHONE
3. 36 Maph Menue Sur ADDRESS OF CURRENT PROPERTY OWNER (Plea	けん	RCMONTANAMO @1
ADDRESS OF CURRENT PROPERTY OWNER (Plea	se Print)	, PECEIVED C
ADDRESS OF CURRENT PROPERTY OWNER (Please.) 4. Romura 2 f the 2, scope of Demolition (including square for	448 S1 tt.	houselle
SCOPE OF DEMOLITION (INCLUDING SQUARE FO	OTAGE OF THE STRUCTU	JRE TO BE DEMOLISHED
5.		WESTPORT PHILIPPIN
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NEMBERIG
		THE PARTY OF A STATE OF
EMAIL		
NOTIFICATION to abutting & across the street proper	erty owner(s) within 7 days fro	om the date of demolition application (list of
names and addresses may be obtained from the Assessor's Off	A STATE OF THE STA	
PUBLICATION OF NOTICE OF INTENT TO DE Please submit cut sheet of notice and photograph of sign on processing the process of th		STING OF DEMOLITION SIGN
	TOTAL SECTION OF THE	
CT ENABLING LEGISLATION empowers the Hist	oric District Commission	(HDC) to review all demolitions
within LOCAL HISTORIC DISTRICTS or of desi- property owners to obtain a Certificate of Appropria		
The property owner or legal representative must first obtain		
Commission prior to submitting the demolition permit appli	ication.	Hess Holl the Historic District
Meeting Date of Historic District Commission to consider d	emolition:	
		NEW CONTRACTOR OF THE PARTY OF
The TOWN OF WESTPORT has a demolition delay of	rdinance Sec 14-21 that r	wavidas a 190 day waiting poried
following the filing of a demolition permit application	for buildings 500 sq. ft. or	r larger and 50 years or older. The
purpose of the ordinance is to allow interested parties t	to explore alternatives to d	lemolition. The Historic District
Commission (HDC) acts as an interested party who	en invoking a request for	a demolition delay for properties
50 years or older.		
Meeting Date of Historic District Commission to consider w	vaiving the waiting period;	
The HDC meets the second Tuesday of every month. Th	e property owner or legal r	representative will receive a copy of the
publicly noticed agenda and is expected to attend the me	eting. It is recommended the	hat supporting engineering reports.
proposed plans and other information he submitted at the 203-341-1184.	e hearing. If you have que	estions, please call the HDC Office at
FOR HISTORIC DISTRICT COMMISSION DECISION	N.	
The Historic District Commission considers the property		
☐ The Historic District Commission does not consider the p	roperty historically significan	nt. The Commission waives the
remainder of the waiting period effective		
(Date)		
SIGNATURE OF UDG OFFICIAL		

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
No about 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 legal historic property or located within a local historic district no about off nations about accur without HDC Certificate of Appropriateness approval for the demolition.

13	CERTIFICATE OF APPROPRIATENES	S (Missaic Properties or)	properties within a Historic Cintricty	
	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE			
13	D COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS			
	acquarion water company	Natada Nataan 203-3	162-3062 demostratificações percentações	
ti i	CABLEVISION	Carl Jenidas 203-6	i96-4726 <u>cari jerkirekirili saan</u> saan	
144	EVERSOURCE ENERGY	-	888-544-4826 PAX 877-285-4448	
	FUEL TANK (For underground tasks)	Paven the oil company	gramadialian contractor	
1441	FIRE TANK (For aboveguoused busin)	Promitte all company	ar remediation contractor	
1.11	PROPADIE TANK	Hom the propare cars	pany that removed the tank	
1	GAS COMPANY	sighted licenguy	marid.com 400-289-0900	
	FRONTIER COMMUNICATIONS	Cosal & Erg. Dept.	263-383-6727	
	CONSERVATION DEPARTMENT	Calin Kelly	301-341-1170 FAX: 203-341-1086	
E3	HEALTH DEPARTMENT (If an Private Septia)	Mark Cosper	203-227-9571	
	ENVIRONMENTAL SIGN OFF	Mirk Canjer	283-223-9571	
3	PUBLIC WORKS DEPARTMENT Of na Public Sewer)	Deborah Barbieri	238-543-1793	
	Certificate of insurance (figure a	itacii)		
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**************	TURE OF DEMOLATION CONTRACTO	***************************************	DATE	
4344	Ture of Bulding official.		DATE	
			New Level (CS 179 123	

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/s Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, scning 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.

District Assume 5

Visio	erty Locat n ID 4	ion 36 MAP 105	LE AVE \$	Account #	8179		Map I	D H08/	/ 030/000 / Bldo	/ ≀# 1			ldg Name c# 1 c		Corr				e Usė		44.40.50 #
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Property Location 36 MAPLE AVE S Map ID H08/ / 030/000 / Bldg Name State Use 101 Vision ID 4105 Account # 8179 Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 9/24/2024 11:40:51 A CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Description Element Cd Description Style: Colonial 03 Fireplaces 0 Model 01 Residential Ceiling Height 8.00 Grade: 12 B+ Elevator Stories: 2 2 Stories Occupancy CONDO DATA Exterior Wall 1 Parcel Id 14 Wood Shingle Owne С Exterior Wall 2 В 15 43 **FUS** Roof Structure: 03 Adjust Type Code Description Factor% Gable 43 BAS Condo Fir Roof Cover 03 Asphalt Shingl Condo Unit Interior Wall 1 BAS SLB 05 Drywall COST / MARKET VALUATION Interior Wall 2 14 Interior Flr 1 12 Hardwood Building Value New 472,935 Interior Flr 2 22 22 Heat Fuel 02 Oil Heat Type: 04 Forced Air Year Built 1938 AC Type: 03 FUS UBS 88 Central Effective Year Built Total Bedrooms 03 3 Bedrooms Depreciation Code G Total Bthrms: 3 Full Baths Remodel Rating 7 36 Total Half Baths 1 Half Bath Year Remodeled 1988 Total Xtra Fixtrs FOP Depreciation % 25 Total Rooms: 8 Rooms Functional Obsol Bath Style: 02 Average External Obsol Kitchen Style: 02 Average Trend Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 354,700 Cns Sect Ronld Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 8.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description UB Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adi. Appr. Value SHD1 Shed 96 11.00 1938 1.00 200 GAR1 Garage 440 L 31.37 1982 5 60 3 1.00 8,000 SPL1 InGround Pool L 392 34.00 1938 5 60 10.800 1.35 SHD1 Shed 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 BAŞ First Floor 1,416 1,416 169.90 240,575 FOP Porch, Open 129 34.24 4,417 **FUS** Upper Story, Finished 1,032 1,032 169.90 175,334 SLB Slab 1,394 0.00 UBS Unfin First Floor 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 remontanaro@aol.com.

Best,

Name and Address of Sender	Check type of mail or service: Certified Recorded Delivery (Intern Registered Return Receipt for Merchall Signature Confirmation Insured		Affix (If issi certifii or for copie Posti Date	UNITED STATES	U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 21, 24 AMOUNT
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	F	POSTAL SERVICE &	* * *
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Total Number of Pieces Listed by Sender Total Number of Pieces Received at Post/Office	Postmaster, Per (Name of receiving employee) 205han			See Privacy Act Stateme	ent on Reverse
PS Form 3877, February 2002 (Page 1 %2)	Complete by Typewriter, Ink. or Ra	II Point Po	n		

Onofrio, Michele

From:

R CHRISTOHPHER MONTANARO < rcmontanaro@aol.com>

Sent:

Monday, October 21, 2024 1:10 PM

То:

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.

Ad Order Number

Customer Account

0002879234

104135

Sales Rep. mhutchings

Customer Information CHRIS MONTANARO

REDCOAT DEVELOPMENT

Order Taker

WESTPORT CT 06880

mhutchings U

USA

Ordered By

CHRIS MONTANARO, EMAILPhone: 2039810311

Order Source

Fax:

Phone

EMail: cleahy@westportct.gov

Ad Cost \$78.75 Payment Amt \$78.75

Amount Due \$0.00

Blind Box

Materials

Order Notes

Ad Number

External Ad #

Pick Up Number

0002879234-01

Ad Size

PO Number

Ad Type BR Legal Liner

2 X 8 li

Color

Color Requests

\$0.00

Product and Zone

Inserts

<u>Placement</u>

Westport News

1

BR Welland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 10/25/2024 Ordinances, Town of Westport, notice permit application for the building at 3th the Office of the Town Building Official Name and address of the owner; Ruth

Ad Content Proof

Name and address of the owner; Ruth Age of the building or structure: 1938 Square footage of the building or struc

Note: Ad size does not reflect actual:

In accordance with Article II, Section 1

Demolition No

1







APPLICATION FOR DEMOLITION PERMIT

FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

OCT 23 2024

1. 8 Pond Edge Road	1	1966 TPORT BUILDING
ADDRESS OF WORK (Please Print)	DA	TE BUILT (From Assessor's Card)
2. Coziary LLC		203.454.2110
PROPERTY OWNER and LEGAL REPRESENTATI	VE (Please Print)	TELEPHONE
3 8 Pond Edge Road		clowenstein@landtechconsult.com
ADDRESS OF CURRENT PROPERTY OWNER (Ple	ase Print)	EMAIL
4. Demolition of existing single family residence 2,803	SF	
SCOPE OF DEMOLITION (INCLUDING SQUARE FO		RE TO BE DEMOLISHED)
5 Scott Walker	203.258.7112	000809
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
scott.wc@live.com		
EMAIL		
D NOTIFICATION . 1 st 2		And Commence with Co.
☐ NOTIFICATION to abutting & across the street prop names and addresses may be obtained from the Assessor's Of	erty owner(s) within 7 days froi ffice).	n the date of demolition application (list of
□ PUBLICATION OF NOTICE OF INTENT TO DE		TING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on p		TING OF DEMOLITION SIGN to public hearing.
	41.00	
CT ENABLING LEGISLATION empowers the His within LOCAL HISTORIC DISTRICTS or of des		
property owners to obtain a Certificate of Appropria		
The property owner or legal representative must first obtain	n a Certificate of Appropriate	
Commission prior to submitting the demolition permit app		
Meeting Date of Historic District Commission to consider	demolition:	
The TOWN OF WESTPORT has a demolition delay	ordinance, Sec.14-21 that pr	rovides a 180 day waiting period
following the filing of a demolition permit application	n for buildings 500 sq. ft. or	larger and 50 years or older. The
purpose of the ordinance is to allow interested parties		
Commission (HDC) acts as an interested party who 50 years or older.	ien mvoking a request for	a demontion delay for properties
Meeting Date of Historic District Commission to consider	waiving the waiting period:	
The HDC meets the second Tuesday of every month. The HDC meets the second Tuesday of every month.	he property owner or legal re	epresentative will receive a copy of the
publicly noticed agenda and is expected to attend the m	ecting. It is recommended th	at supporting engineering reports,
proposed plans and other information be submitted at t 203-341-1184.	he hearing. If you have que	stions, please call the HDC Office at
	62	
FOR HISTORIC DISTRICT COMMISSION DECISION	DN:	
☐ The Historic District Commission considers the property	y historically significant and do	pes not waive the balance of delay.
☐ The Historic District Commission does not consider the	property historically significan	nt. The Commission waives the
remainder of the waiting period effective		
(Date)		
SIGNATURE OF HDC OFFICIAL		DATE
SIGNITIONE OF THE OFFICIAL		DATE

<u>CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES</u>: 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 pro	perties within a H	istoric District)
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICATION DA	TE	
	COPY OF NOTIFICATION LETTER TO	ADJOINING PROPERTY	OWNERS	
	AQUARION WATER COMPANY	Natasha Neison 203-362-	-3062 <u>demolitio</u>	ons@aquarionwater.com
	CABLEVISION	Carl Jenkins 203-696	4726 <u>carl.jenki</u>	ns@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 contra	actor
	PROPANE TANK	From the propane compan	ny that removed th	e tank
	GAS COMPANY	scgdemolitions@avang	<u>rid.com</u> 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	
□ C	ERTIFICATE OF INSURANCE (Please Att	ach)		
Building Demoliti property	NDERSIGNED, hereby affirm and attest that Code, the CT General Statutes Section 7-14 ion Delay Ordinance of the Town of Westport, and I agree to comply with such laws, rules we the applicable local and state requirement.	7 concerning Historic Disti t and all other laws and rul or regulations and satisfy t	icts, and Section ics and regulations hose requirements	17-2 of the Town Code and the sapplicable to the demolition of s in every aspect of that work,
I ALSO with the	CERTIFY that I am the OWNER of the proposors herein outlined, and that the information	erty herein described, and A I have given is tyre and c	that I have the legar	al right and authority to proceed of my knowledge.
SIGNAT	FURE OF PROPERTY OWNER:	t Itm	(Authorized agen	DATE: 10.23.2024
SIGNAT	TURE OF DEMOLITION CONTRACTO	R:		DATE:
SIGNAT	TURE OF BUILDING OFFICIAL:			DATE:

Revised 6/1/2023

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

Mr. Eric Cantor

Eve D Cart

Property Location 8 POND EDGE RD Map ID D05/ / 042/000 / Bldg Name State Use 101 Vision ID 3094 Account # 7146 Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 9/24/2024 9:25:18 AM CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT 4 Gas COZIARY LLC 2 Private Description Code Appraised Assessed 3 Public Sewer 6158 RES LAND 1-1 1,299,500 909,700 2 Public Water DWELLING 1-3 306,700 214,600 SUPPLEMENTAL DATA RES OUTBL 1-4 WESTPORT, CT 29,800 20,900 Alt Prcl ID 5316114A-B 8 POND EDGE RD Lift Hse Historic ID Asking \$ 505 Census WestportC K25 Survey Ma 6287 VISION WESTPORT CT 06880 Survey Ma GIS ID D05042000 Assoc Pid# Total 1,636,000 1,145,200 RECORD OF OWNERSHIP VOL/PAGE SALE DATE | Q/U | V/I | SALE PRICE PREVIOUS ASSESSMENTS (HISTORY) VC **COZIARY LLC** 4128 Year Code Assessed Year | Assessed V | 0070 05-21-2021 Q 1,775,000 00 Assessed LESCH BRENDAN M & JEANNE L 2508 0054 01-19-2005 Q 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 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 Description Code Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor Appraised Bldg, Value (Card) 306,700 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Tracing Batch Appraised Ob (B) Value (Bldg) 29,800 0001 0001 Appraised Land Value (Bldg) 1,299,500 NOTES M/ 6137, 6167, 6287(B) Special Land Value PORTABLE HOT TUB= N.C. Total Appraised Parcel Value 1,636,000 (1) 4 FIX BATH, (1) 5 FIX BATH Valuation Method FENCED - 2015 1,636,000 Total Appraised Parcel Value BUILDING PERMIT RECORD VISIT / CHANGE HISTORY Permit Id Issue Date Type Amount Insp Date % Comp Date Comp Comments Date Type Is ld Cd Purpost/Result 73028 05-11-2011 50,000 100 09-08-2011 115' X 30' INGROUND SWIMMI 05-14-2020 SR 19 Field Review 10-30-2015 VA 81 Data Mailer Change 08-17-2015 VΑ 10 Measu/LtrSnt - Letter Sent 08-14-2015 AG Sat or >5PM Attm @ 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 ₿ Use Code Description Land Type Zone Land Units Unit Price Size Adj Site Index Nbhd. Adj Cond. Nbhd. Notes Location Adjustment Adi Unit P Land Value 101 Single Family Re AA 0.650 AC 360,000,001 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

Property Location 8 POND EDGE RD Vision ID 3094 Account # 7146

Map ID D05/ / 042/000 / Bldg # 1

Bldg Name Sec # 1 of 1

Card # 1 of 1

State Use 101 Print Date 9/24/2024 9:25:19 AM

		ICTION DETAIL	CONSTR			. (CONTI	NUED)
Element	Cd	Description	Element	C	d	Descr	ption
Style: Model Grade:	04 01 11	Cape Cod Residential B	Fireplaces Ceiling Heigh Elevator	2 8.00			·
Stories:	1.75	1 3/4 Stories					
Occupancy	1	-	44	CO	IDO DA	Α	Park Park
Exterior Wall 1	14	Wood Shingle	Parcel Id		C		Owne
Exterior Wall 2						В	S
Roof Structure:	03	Gable	Adjust Type	Code	Desc	ription	Factor
Roof Cover	03	Asphalt Shingl	Condo Fir				
Interior Wall 1	05	Drywali	Condo Unit				
Interior Wall 2		1 -	CO	ST/MAI	RKET VA	LUATIO	N
Interior FIr 1 Interior FIr 2 Heat Fuel	12 14 03	Hardwood Carpet Gas	Building Value	New		540,546	
Heat Type:	05	Hot Water	_ a			1	
AC Type:	03	Central	Year Built	1966			
Total Bedrooms	03	3 Bedrooms	Effective Year			_	
Total Bthrms:	3	3 Full Baths	Depreciation C			G	
Total Half Baths	0		Remodel Ratir				
Total Xtra Fixtrs	3		Year Remodel			1988	
Total Rooms:	8	8 Rooms	Depreciation 9 Functional Obs			22	
Bath Style:	02	Average	External Obso				
Kitchen Style:	02	Average	Trend Factor	ļ		1	
Kitchens	1		Condition			1	
Whirlpool Tubs			Condition %				
Hot Tubs			Percent Good			78	
Sauna (SF Area			Cns Sect Ron	Id		421,600	
Fin Basement			Dep % Ovr	iu .		421,000	
Fin Bsmt Qual			Dep Ovr Com	mont			
Bsmt. Garages	0		Misc Imp Ovr	HEHL			
Interior Cond	G		Misc Imp Ovr	Comment	•		
Fireplaces	2		Cost to Cure C	Jvs.	•		
Ceiling Height	8.00		Cost to Cure C	or Comn	nent .	l	
OB	- OUTBU	ILDING & YARD ITEMS(L)	/XF - BUILDING	EXTRA	FEATU	RES/BY	

WDK	
41611	35.36 14
BLC 14 5 4 16 3	6 13 6
TQS FHS 41 FGR BAS BSM	EAF BAS BSM
25 25	27
20 11 2	30

						10031101	Jule CAL C	OR HINDRE	. ,	
	OB - OUT	BUIL	DING &	YARD ITE	MS(L)	/XF - BUIL	DING EX	TRA F	ATURES(B) in the second
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd		Grade		Appr. Value
SPL1	InGround Pool	L	450			6	75	5	1.75	29,800
			`							



	BUILDING	SUB-AREA	SUMMARY	SECTION	22000000000000000000000000000000000000	A Commence of the Commence of
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,545	1,545		145.33	
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	
FGR	Garage	0	500		58.13	
FH\$	Half Story, Finished	651	1,085		87.20	
TQS	Three Quarter Story	400	500		116.26	58,130
WDK	Deck, Wood	o	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.

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.

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Westport, CT 06880

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HEARST CONNECTICUT MEDIA GROUP

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

Order Confirmation

<u>Ad Order Number</u>

Customer Account

0002879778

166876

Sales Rep. sreed

Customer Information

LAND-TECH CONSULTANTS, INC.

Order Taker

518 RIVERSIDE AVE. STE #2 WESTPORT CT 068805741

USA

Ordered By

sreed

EMMA ROJAS, EMAIL

Phone: 2034542110

Order Source

2034544971 Fax:

Phone

tryder@landtechconsuit.com.

erojas@landtechconsu

Ad Cost \$78.75

Payment Amt \$0.00

EMail:

Amount Due \$78.75

Blind Box

Materials

Order Notes

Ad Number 0002879778-01 External Ad #

Pick Up Number 0002862293

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 16 li

Color

Color Requests

\$0.00

Product and Zone

inserts

Placement

Westport News

BR Welland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 10/25/2024

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 Pend 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

B Pond Edge Road
Westport, CT 06880
Age of the building or structure: 1966
Square foolage of the building or structure: 2,803 sq. ft.

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

Cont Sta

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

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here	of Receipt		
ANDTECH 518 Riverside Ave Westport CT 06880	Postmaster per (name of receiving embolies)	與理想和 。 0000		J.S. POSTAGE PAID WESTPORT, CT 05880 000, 23 24 MOUNT \$2.60 82324P502928-18	
USPS® Tracking Number	Address	Postage	Fee	Special Handling	Parcel Airlif
Firm-specific identifier	(Name, Street, City, State, and ZIP Code™)	103000	100	opecial Hamaining	raicei Ailiil
	CONWAY DAMON 11 POND EDGE RD				
	WESTPORT, CT 06880				
	WESTFORT, CT 00000	-			
	CUNITZ JONATHAN A & HUGUE				
•	7 LAMPLIGHT LN				
	WESTPORT, CT 06880				
O DESTROY OF	HEALTHY AND HAPPY LLC WESTPORT, CT				
· Pin	4 EAST MEADOW RD	1		1	
6707 0 2	WESTPORT, CT 06880				
 	LEFF VALERIE ANN				
	7 POND EDGE RD	-			
	WESTPORT, CT 06880	7			
848U					
•					
		_			
					•
		_			
		. 1			

POSTAL SERVICE &	TOTAL NO.	TOTAL NO.	Affix Stamp Here			
	of Pieces Listed by Sender	of Pieces Received at Post Office™	Postmark with Date			
ANDTECH 18 Riverside Ave Vestport CT 06380	Postmaster, per (remit & received		展研문 0000	₹.	U.S. POSTAGE PAID WESTPORT, CT OBSES CANOUNT \$2.60 S2324P502828-18	
USPS* Tracking Number Firm-specific Identifier	(Name, Street, Cit	ddress y, State, and ZiP Code™)	Postage	Fee	Special Handling	Parcel Airlift
	MARKOWIT	Z BRIAN & JENNA				
		D EDGE RD	1			
	WESTPO	RT, CT 06880				
AROU THOMAS	SCHWARZ KE	NNETH A & BARBA				
- 100	5 PON	D EDGE RD				
	WESTPO	RT, CT 06880				
\$,005 £ S 130,		AN YVETTE A				
- The state of the		D EDGE RD				
	WESTPO	RT, CT 06880				
8dSt)	WEIN MICH	AEL F & ARIELLE				
		PLIGHT LN				
	WESTPOI	RT, CT 06880				
		***************************************				***************************************
			[

PS Form **3665**, January 2017 (Page ____ of ____) PSN 7530-17-000-5549

See Reverse for Instructions



SIGNATURE OF HDC OFFICIAL

TOWN OF WESTPORT

RECEIVED APPLICATION FOR DEMOLITION PERMIT

OCT 23 2024

FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT 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) 125 Old Rd, Westport, CT 06880 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) 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. 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)

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 APPROPRIATENES	S for Historic Pro	perties or	propertie	es within a	Historic District	
	COPY OF NEWSPAPER PUBLICATIO	N AND PUBLICA	ATION D	ATE			
	COPY OF NOTIFICATION LETTER TO	O ADJOINING PI	ROPERTY	OWNE	CRS		
	AQUARION WATER COMPANY	Carol Robles	(203)36	2-3062	demolitie	ons@aquarionwater.con	<u>1</u>
	CABLEVISION	Carl Jenkins	(203)69	6-4726	carl, jenk	ins@alticetechservicesu	isa.com
	EVERSOURCE ENERGY	- 9		(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 co	ompany or	remedia	tion contra	actor	
	PROPANE TANK	From the propa	ane compa	any that r	emoved th	ne 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 (If on Sewer)	Deborah Barbi	eri	(203)	341-1793		
	CERTIFICATE OF INSURANCE (Please A	ttach)					
Buildir Demol propert	UNDERSIGNED, hereby affirm and attest to the CT General Statutes Section 7-lition Delay Ordinance of the Town of Westpay, and I agree to comply with such laws, rule give the applicable local and state requirements.	147 concerning Hi ort and all other laces or regulations a	istoric Dis aws and ru and satisfy	tricts, an ales and a those re	d Section regulations quirements	17-2 of the Town Code is applicable to the demost in every aspect of that	and the lition of work,
I ALSO with th	O CERTIFY that I am the OWNER of the property of the property work herein outlined, and that the information	operty herein descrition I have given t	ribed, and	I that I hat correct t	o the best	al right and authority to of my knowledge	proceed
SIGNA	ATURE OF PROPERTY OWNER/OR AC	GENT:	1			_DATE: 10/23	124
SIGNA	ATURE OF DEMOLITION CONTRACT	OR:				1	
SIGNA	ATURE OF BUILDING OFFICIAL:	U					
						Revised 11/14/201	9

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	
	Signature: James K. Dressel Patricia P. Dressel	
	Telephone #: <u>203 - 767 - 9919</u>	
Owner's	s e-mail address:	

OF BUILDING TO A	RENT OWNER		TOP	0 1	TILITIES	STRT	ROAD	LOCA	TION			CURREN	TASSE	SSMEN	T			
RESSELPATI	RICIA P & JAMES I	В		6 Se	eptic	1 Public		1		Descripti	on	Code		raised		sessed		0450
	20/11/12/01	2 0	13	2 Pu	iblic Water					RES LAND		1-1		504,00		352,80	00	6158
				485	2//22/ 2//			1		DWELLING		1-3		202,40		141,70	00	
20,27 2,28		-	Alt Prol ID	5454323A-A	SUPPLEME	NTAL DA				RES OUTBL	0	1-4		90	00	60	00 WEST	TPORT, CT
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Permit Id	Comments					LA	AND LINE V	/ALUA	TIŌN SE	ECTION		1 04-28	3-2015	I MJF I		I 01 II	Measured/No	Interior Ins
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	Single Family Re	AA		1.000 AC	360,000.00	1 00000	5	1.00	140	1.400						1.00		504,00

 Property Location
 125 OLD RD
 Map ID
 H10// 081/000 /
 Bldg Name
 State Use 101

 Vision ID
 3388
 Account # 7444
 Bldg # 1
 Sec # 1 of 1
 Card # 1 of 1
 Print Date 9/24/2024 10:04:35 A

		JCTION D			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd		Description		Elem		Cd			cription		
Style: Model Grade: Stories:	06 01 09 1.5	Conventi Resident C+ 1 1/2 Sto	ial		Fireplace Ceiling H Elevator		1 8.00					
Occupancy	1.5	1 1/2 310	iles				COND	ODATA	4	_		
Exterior Wall 1 Exterior Wall 2	14	Wood St	ningle		Parcel Id		TE	Own	e S			
Roof Structure: Roof Cover Interior Wall 1	03 03 05	Gable Asphalt S Drywall	Shingl		Adjust Ty Condo Flr Condo Ur	nit	Code	Descri	iption	Fa	actor?	
Interior Wall 2		,				COST	MARK	ET VAL	LUATI	ON		
Interior FIr 1 Interior FIr 2 Heat Fuel	14 12 02	Carpet Hardwoo	d	Building \	/alue N	lew		348,941				
Heat Type: AC Type: Total Bedrooms Total Bthrms:	eat Type: 05 Hot Water C Type: 01 None tal Bedrooms 05 5 Bedrooms					Year Built Effective Year Built Depreciation Code						
Total Half Baths Total Xtra Fixtrs Total Rooms:	1 0 8	1 Half Ba 8 Rooms			Remodel Year Rem Depreciat Functiona	odelection %		1991 42				
Bath Style: Kitchen Style: Kitchens Whirlpool Tubs	02 02 1	Average Average			External C Trend Fac Condition	Obsol ctor		1				
Hot Tubs Sauna (SF Area Fin Basement Fin Bsmt Qual					Condition % Percent Good Cns Sect Rcnld Dep % Ovr			58 202,400				
Bsmt. Garages Interior Cond Fireplaces Ceiling Height	A 1 8.00				Dep Ovr (Misc Imp Misc Imp Cost to C Cost to C	Ovr Ovr Co ure Ov	omment r	nt				
OE	- OUTB	UILDING 8	YARD ITE	MS(L)	XF - BUIL				RES(B			
Code Descr	iption L	JB Units	Unit Price	Yr Blt	Cond. Cd	% G	Grade			Appr.		
PAT1 Patio		L 135	16.50	2015	4	40	3	1.0	00		90	

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			27
FOP			
10			
FHS BAS BSM		34	
BSM		FSP	
		26 20	
	17	8	

						003110	Juic Ovi C	OHIHITICH	The second secon	
								TRA FE	ATURES(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
									-	
	1									

Code	Description	Listen Aven	Class Assa	E# A	11.30	11 1 11
	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 OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002879834

Customer Account

179980

Sales Rep. sreed

Customer Information SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880

sreed

USA

Ordered By

Order Taker

stephanie, email

Phone: 2032276616

Order Source

Phone

Fax:

EMail: stephanie@sirdev.com

Ad Cost \$78.75

Payment Amt \$0.00

Amount Due \$78,75

Blind Box

Materials

Order Notes

Ad Number 0002879834-01 External Ad#

Pick Up Number 0002859483

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 11 Ii

Color Requests

Color \$0.00

Product and Zone Westport News

#Inserts **Placement** BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 10/25/2024 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 pormit application for the building or structure at 125 Old Rd has been filed in the Office of the Town Building Official on October 23,

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 test







lame and Address of Sender	TOTAL NO. of Pieces Listed by Sender TOTAL NO. of Pieces Recei		Affix Stamp Here Postmark with Date				
SIR Development 943 Post Rd E Westport, CT 06880	Postmaster, per (name of receiving employee)		UNITED S POSTAL SA	TOTES. RAVICE .	U.S. POSTAGE PAID WESTPORT, CT 06880 OCT 23, 24 AMOUNT \$2.60 \$2324P502900-03		
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Co	ode™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	Mr. Robert Mever						
	Mr. Robert Meyer 40 Owenoke Park						
	Westport, CT 06880						
	Mr. Glenn Miller						
	1D Greenhouse Rd						
	Bridgeport, CT 06606			US	PS .		
3.	Mr. and Mrs. Rossi			1			
	131 Old Rd			# "	- 0004		
	Westport, CT 06880			OCT 2	3 2024		
1.	-			1	11		
	Faustina Zucaro			1	100		
	5 Evans Ct			VEST	OF T 06983		
5.	Westport, CT 06880						
6.							



Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date			
SIR Development 943 Post Rd E Westport, CT 06880	Postmaster, per (name of receive	ing employee)	UNITED S FOSTAL SI	U.S. POSTAGE PAI WESTPORT, CT 06880 OCT 23 24 AMOUNT \$2.60 \$2324P502900-0	т О	
USPS® Tracking Number		Address	Postore	F	Special Handling	Dornal Airlife
Firm-specific Identifier		city, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Mr. and Mrs. D	iaz	-			
	6 Evans Ct Westport, CT (06880				
2.	Ms. Allyson Gr 124 Old Rd Westport, CT (USPS		
3.	Mr. and Mrs. F			OCT 23	2024	
1	Westport, CT (06880		1.	100/	
4.	Mr. and Mrs. R 117 Old Rd Westport, CT (WESTPO	AT DOO	
5.	vvesiport, or t	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
6.						
p						



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

Parcel Number: CAMA Number: H10075000

H10075000

Property Address: 119 OLD RD

Parcel Number:

H10082000

CAMA Number: Property Address: 5 EVANS CT

H10082000

Parcel Number:

H10083000

CAMA Number:

H10083000

Property Address: 6 EVANS CT

Parcel Number:

H10084000 H10084000

CAMA Number:

Property Address: 131 OLD RD

Parcel Number:

H10086000 H10086000

CAMA Number: Property Address: 128 OLD RD

Parcel Number: CAMA Number:

H10087000 H10087000

Property Address: 126 OLD RD

Parcel Number:

H10088000 CAMA Number: H10088000

Property Address: 124 OLD RD

Mailing Address: KIM ROY B AND TUTTLE KIM A

117 OLD RD

WESTPORT, CT 06880

Mailing Address:

HOGG WILLIAM R & FULLER LISA M

119 OLD RD

WESTPORT, CT 06880

Mailing Address:

ZUCARO FAUSTINA

5 EVANS CT WESTPORT, CT 06880

Mailing Address:

DIAZ CAITLIN & LUIS ALBERTO

6 EVANS CT

WESTPORT, CT 06880

Mailing Address:

ROSSI NICHOLAS & KRISTEN

131 OLD RD

WESTPORT, CT 06880

Mailing Address:

MILLER GLENN W 1 D GREENHOUSE RD BRIDGEPORT, CT 06606

Mailing Address: MEYER ROBERT F

40 OWENOKE PARK WESTPORT, CT 06880

Mailing Address:

GREIFENBERGER ALLYSON & ERIC

124 OLD RD

WESTPORT, CT 06880



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 Harden, Member



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.

ylie Handun, Member



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.

Julie Haroun, Member



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.

ulie Harour, Member



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.

Julie Harouk, Member



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.

Julie Haroun, Member



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.

Julie Haroun, Member



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.

Iulle Hatoun, Member

