

# SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY



**SITE PLAN  
SPECIAL PERMIT & SITE PLAN  
CAM SITE PLAN**

Application # \_\_\_\_\_  
Submission Date: \_\_\_\_\_  
Receipt Date: \_\_\_\_\_  
Fee: \_\_\_\_\_

- Property Address (as listed in the Assessor's records) 521 RIVERSIDE AVE
- Property ID# (9 Digits - staff will provide) BOG/039/000 Zone: ROAD #2
- This property is connected to:  Septic or  Sewer
- Does this project involve demolition of structures 50+ yrs old or more?  No  If Yes = Visit HDC Rm 108, 341-1184.
- Applicant's Name MEL BARR  
BARR ASSOC. LLC Daytime Tel # 454-9933  
Applicant's Full Address 25 SYLVAN RD. S. Suite P  
WSPT., CT. Zip Code 06880  
E-Mail: BARRBLIAN@EARTHLINK.NET

**NOTE:** Below List Owner's Name(s) as it appears on the DEED (No abbreviations) If more space needed submit list.

- Property Owner's Name SCR REALTY GROUP LLC Daytime Tel # 221-7475  
Property Owner's Address 521 RIVERSIDE AVE  
WSPT., CT. Zip Code: 06880  
E-Mail: cmutescu@rowamerica.com
- Agent's Name (if different): \_\_\_\_\_ Daytime Tel # \_\_\_\_\_  
Agent's Address \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

- Zoning Board of Appeals Case # (if any) N/A
- Existing Uses of Property: BOAT CLUB & RESTAURANT
- Describe Proposed Project: PROPOSED PATIO MODIFICATION/EXTENSION  
WITH AN ACCESSORY SHADE STRUCTURE (PERGOLA) OVER  
A PORTION OF THE PATIO.

11. For Special Permits, please indicate the Special Permit Use and the specific section of the Zoning Regulations requiring a Special Permit for this use: 11-2.2.10 & 11-2.2.13

12. This property  Is  Is Not within 500 feet of an adjoining municipality.

13. List your Estimated time needed for your presentation at hearing: 15 MIN.

The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the zoning application.

[Signature] 4/1/20 See attached letter 12.6.17  
Applicant's Signature (If different than owner) Owner's Signature (Must be signed '1')

1. If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

DECEMBER 6, 2017

TO: TOWN OF WESTPORT  
TOWN HALL  
110 MYRTLE AVENUE  
WESTPORT, CT 06880

RE: AUTHORIZATION LETTER  
521 RIVERSIDE AVENUE

TO WHOM IT MAY CONCERN:

THIS WILL CONFIRM THAT BARR ASSOCIATES LLC IS HEREBY AUTHORIZED TO REPRESENT APPLICATIONS ON OUR BEHALF FOR THE PROPERTY LOCATED AT 521 RIVERSIDE AVENUE, WESTPORT, CONNECTICUT (ID # B06039000).

A handwritten signature in black ink, appearing to be 'S. W.', written over a horizontal line.

SRC REALTY GROUP LLC  
MEMBER

# Coastal Site Plan Review Application Form

For non-exempt projects to be submitted to **Westport Planning & Zoning Commission** or **Zoning Board of Appeals**. Please complete this form as per attached instructions and submit it to P&Z with the appropriate number of plans listed.

For Application Fees: See Appendix A "Land Use Fees," located at the end of "The Westport Regulations"

Page 1 of 8

## Section I: Applicant Identification

Date: ~~7-26-19~~ **REV. 3-4-20** 7-26-19

Applicant: BARR ASSOC LLC Day Time Tel: 454-9933  
Address: 25 SYLVAN RD S E-Mail: BARRPLAN@EARTHLINK.NET  
City/Town: WSPT State: CT Zip Code: 06880  
Project Address or Location: 521 RIVERSIDE AVE

Property Owner: SRC REALTY GROUP LLC Day Time Tel: 203-7475  
Mailing Address: 521 RIVERSIDE AVE E-Mail: ~~XXXXXXXXXXXX@XXXXXXXXXX.COM~~  
City/Town: WSPT State: CT Zip Code: 06880  
E-mail: cmutescu@rowqamerica.com

List primary project representative for correspondence if other than applicant:

Name: \_\_\_\_\_ Day Time Tel: \_\_\_\_\_  
Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

## Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, also check the appropriate boxes below to indicate that the plans are included in this application:

- Project location.
- Existing and proposed conditions, including buildings and grading.
- Coastal resources on and contiguous to the site.
- High tide line [as defined in CGS § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only.)
- 25-year and 100-year flood lines, if applicable.
- FEMA flood zone lines.
- Soil erosion and sediment controls.
- Storm water treatment practices.
- Ownership of adjacent properties.
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Town of Westport Coastal Area Application Form

Section III: Written Project Information

Check the box to identify the plan or application that resulted in this Coastal Site Plan Review:

- CAM Site Plan Approval.
- Subdivision or Re-subdivision.
- Special Permit and CAM Site Plan Approval.
- Variance from the Zoning Board of Appeals.
- Municipal Project (CGS §8-24).

Part I: Site Information

1. Street Address 521 RIVERSIDE AVE  
PID#: (9 Digits - Staff will provide) 806 039 000 Zone: RORD #2  
Gross Lot Area: 66,600 SF

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  
 YES  NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
SAUBATUCK RIVER

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, and significant features of the project site:  
BOAT CLUB, RESTAURANT & PATIO ON-SITE  
COMMERCIAL S & W  
RESIDENTIAL N

5. Indicate the area of the project site in acres \_\_\_\_\_ or square feet 66,600 SF

6. Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B regarding proposed storm water best management practices):

- Project or activity **will** disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
- Project or activity will **not** disturb 5 or more total acres of land area

Town of Westport Coastal Area Application Form

**Part II.A: Description of Proposed Project or Activity**

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

PROPOSED PATIO MODIFICATION & EXTENSION.  
PROPOSED ACCESSORY SHADE STRUCTURE, PERGOLA  
WITH LOUVERED ROOF, OVER A PORTION OF  
THE EXISTING PATIO.  
ESSENTIALLY THE SAME IMPERVIOUS COVERAGE.  
TYPICAL CONSTRUCTION IN 2019.

**Part II.B: Description of Proposed Stormwater Best Management Practices**

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands.

If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary, or indicate on plans):

NO MATERIAL CHANGE IN RUNOFF

**Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies**

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

**Town of Westport Coastal Area Application Form**

<b>Coastal Resources</b>	<b>On-site</b>	<b>Adjacent</b>	<b>Offsite but within the influence of project</b>	<b>Not Applicable</b>
<b>General Coastal Resources*</b> - Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Beaches &amp; Dunes</b> - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Bluffs &amp; Escarpments</b> - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Coastal Hazard Area</b> - Definition: CGS §22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters</b> - Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Developed Shorefront</b> - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Freshwater Wetlands and Watercourses</b> - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Intertidal Flats</b> - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Islands</b> - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rocky Shorefront</b> - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Shellfish Concentration Areas</b> - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Shorelands</b> - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Tidal Wetlands</b> - Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* General Coastal Resource policy is applicable to all proposed activities

Town of Westport Coastal Area Application Form

**Part IV: Consistency with Applicable Coastal Resource Policies and Standards**

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards,; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary)

THE "OPEN" ACCESSORY SHADE STRUCTURE  
IS FEMA COMPLIANT AND OVER  
AN EXISTING PATIO.  
THIS PERGOLA IS NOT ATTACHED  
TO THE BUILDING

**Part V: Identification of Applicable Coastal Use and Activity Policies and Standards**

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- General Development\*** - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\*** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)
- Ports and Harbors** - CGS § 22a-92(b)(1)(C)
- Coastal Structures and Filling** - CGS § 22a-92(b)(1)(D)
- Dredging and Navigation** - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating** - CGS § 22a-92(b)(1)(G)
- Fisheries** - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access** - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines** - CGS § 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials** - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation** - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste** - CGS § 22a-92(a)(2)
- Dams, Dikes and Reservoirs** - CGS § 22a-92(a)(2)
- Cultural Resources** - CGS § 22a-92(b)(1)(J)
- Open Space and Agricultural Lands** - CGS § 22a-92(a)(2)

\* General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

**Town of Westport Coastal Area Application Form**

**Part VI: Consistency With Applicable Coastal Use Policies And Standards**

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS §§ 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

*THE DETACHED SHADE STRUCTURE IS  
ACCESSORY TO THE EXISTING  
ROWING CLUB.*

*THE PATIO IS ACCESSORY TO THE ROWING CLUB.*

**Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources**

*Please complete this section for all projects.*

Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS § 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Town of Westport Coastal Area Application Form**

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses**

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**2. Identification of existing and/or proposed Water-dependent Uses**

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS § 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use:

*SHADE STRUCTURE IS ACCESSORY TO AN EXISTING ROWING CLUB.  
THE PATIO IS ACCESSORY TO THE ROWING CLUB.*

Town of Westport Coastal Area Application Form

**Part VIII: Mitigation of Potential Adverse Impacts**

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

A CONSERVATION PLANTING PLAN HAS BEEN PROPOSED ALONG THE WATER SIDE OF THE PATIO AND APPROVED BY THE CONSERVATION DEPARTMENT.

**Part IX: Remaining Adverse Impacts**

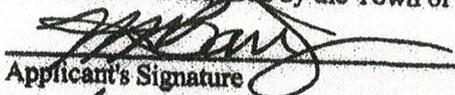
Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

N/A

**SUPPORTING MATERIAL/DOCUMENTATION**

The P&Z Commission or the Zoning Board of Appeals may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information, list any supplemental materials (plans, report, etc.) that are being submitted in support of this application.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Town of Westport Zoning Regulations.



Applicant's Signature

7.26.19 ; REV. 3/4/20

Date

See attached letter

Owner's Signature (if different from owner)

12.6.17

Date

\* If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by property owner instead, as per §43-3.



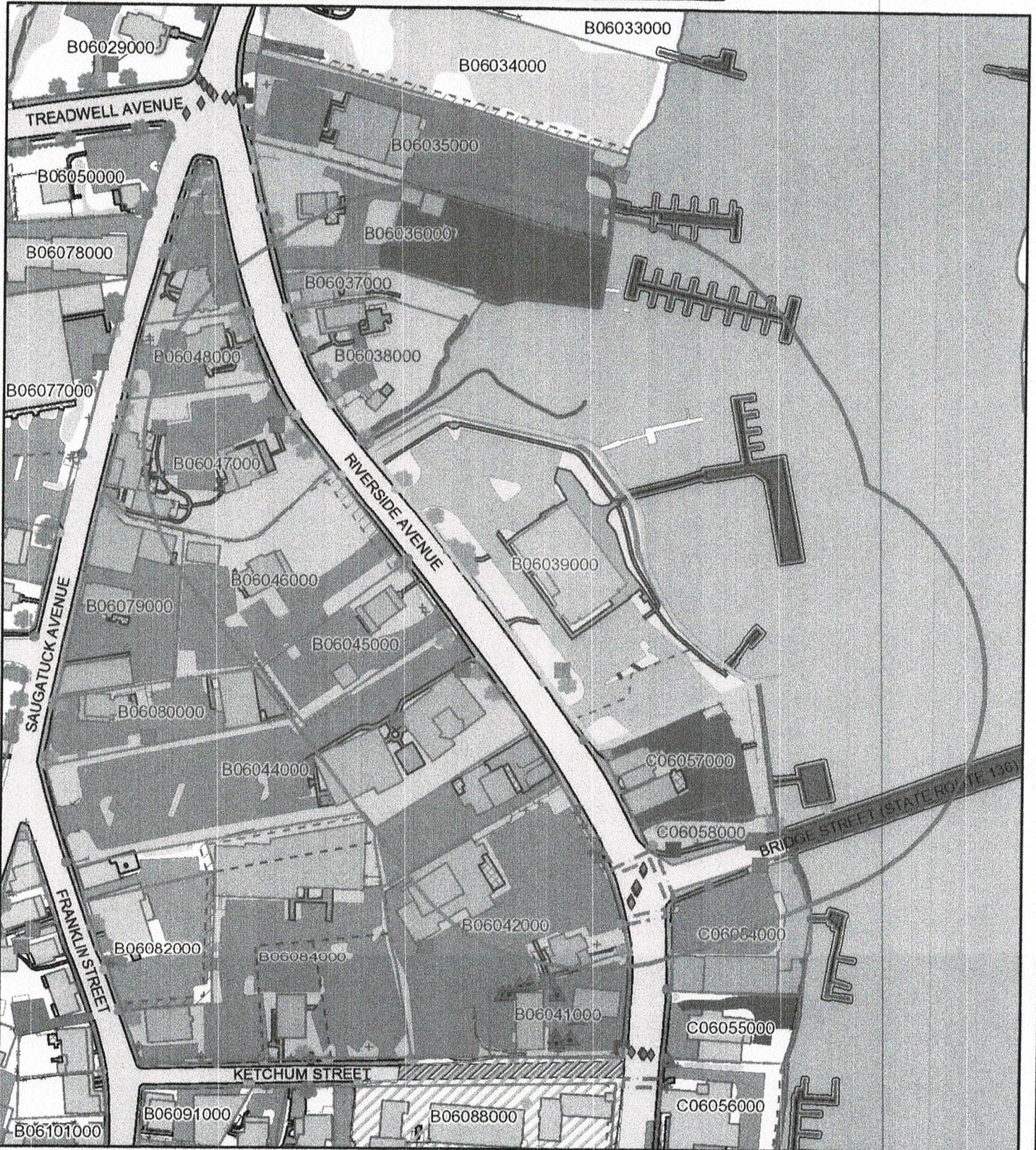
# 521 Riverside Ave.

Westport, CT

1 inch = 150 Feet



March 4, 2020



Data shown on this map 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 map.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SRC REALTY GROUP LLC		1 Level	1 All Public	1 Public		Description	Code	Appraised	Assessed
521 RIVERSIDE AVE		<b>SUPPLEMENTAL DATA</b> Alt Prcl ID 53030189 Historic ID 808 Census 504 WestportC G50 Survey Ma 9487 Survey Ma GIS ID B06039000			Lift Hse	COM LAND	2-1	5,508,000	3,855,600
WESTPORT CT 06880						COM BLDG	2-2	3,047,400	2,133,300
						COM OUTBL	2-5	350,400	245,200
						Total		8,905,800	6,234,100

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SRC REALTY GROUP LLC		3308 0265	05-25-2012	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SRC REALTY GROUP LLC		3290 0098	03-28-2012	U	I	0	29	2019	2-1	3,855,600	2018	2-1	3,855,600	2017	2-1	3,855,600
SAUGATUCK ROWING CLUB LLC		1735 0003	10-20-1999	Q	I	3,000,000	00		2-2	2,133,300		2-2	2,133,300		2-2	2,133,300
SHIPWAYS LTD II LLC		1409 0315	10-27-1995	U	V	0	29		2-5	245,200		2-5	245,200		2-5	245,200
								Total		6234100	Total		6234100	Total		6234100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,818,400
Appraised Xf (B) Value (Bldg)	229,000
Appraised Ob (B) Value (Bldg)	350,400
Appraised Land Value (Bldg)	5,508,000
Special Land Value	0
Total Appraised Parcel Value	8,905,800
Valuation Method	C
Total Appraised Parcel Value	8,905,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

**NOTES**

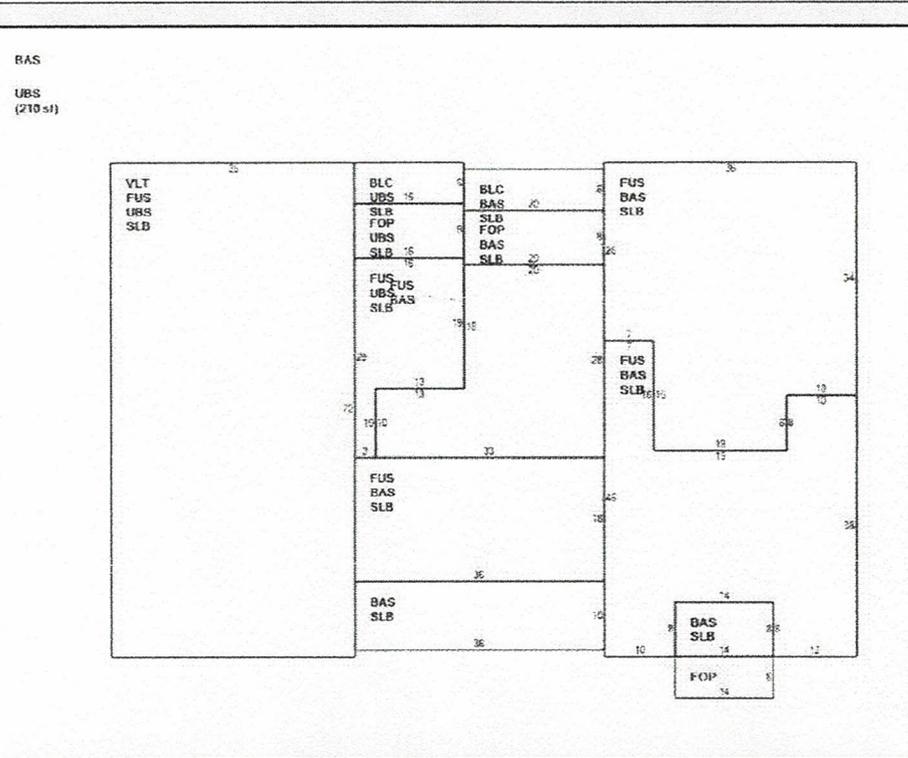
; UBS 210 SQFT=MEC RM WATERFRONT PART DROP CEIL; DCK SZ =  
 5/25/12 VOL 3308-265 TO COMBINE 521 & 531 EST; 2 - 6X7 STEAM RMS; LG UBS=GYM IN  
 TO BE KNOWN AS 521 RIVERSIDE AVE WINTER-BOAT STRG IN SUMMER; NON  
 SAUGATUCK ROWING CLUB RENTED BOAT SLIPS; UEP AROUND FOP = TEMP  
 2ND FLOOR=HEALTH CLUB + RESTAURANT-  
 ALL PART OF ROWING CLUB; SEATING=75;

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
83450	12-06-2017	AD	Additions	25,000	06-25-2018	100	
62758	10-30-2002		MOVE BATH T	13,000		100	
60360	09-29-2000		DEMO AND RE	0		100	
23225	05-24-2000		INSTALL 9 A/C	131,000		100	
59725	04-24-2000		REMOVE BUIL	0		100	
59222	11-19-1999		2ST BLDG W/	1,300,000		100	
59117	10-21-1999		DEMO BUILDI	0		100	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-25-2018	TM	2	5	69	Partial Int Inspn (See Perm
09-03-2015	VA			61	Mailer Return
02-12-2015	MJF			00	Measur+Listed
01-22-2015	VA			66	INSPECTION NOTICE SE
05-21-2012	TM	7	5	70	Owner Inquiry - Office Revi
05-28-2010	J			11	QC - Check/Field Review
12-22-2005	MF			41	Hearing - Change

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	384	Marinas	ROR		1.530	AC	1,200,000	1.00000	C	1.00	W	3.000	PURCHASED WITH LOT 40		5,508,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	77	Clubs/Lodges			
Model	96	Commercial			
Grade	06	Good			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	06	Partial			
Bldg Use	384	Marinas			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	05	Steel			
Baths/Plumbing	02	Average			
Ceiling/Walls	04	Ceil & Min WL			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Comn Wall					
1st Floor Use:	370				
			<b>MIXED USE</b>		
			Code	Description	Percentage
			384	Marinas	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		3,202,720
			Year Built		2000
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			Cns Sect Rcnd		2,818,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving Asph.	L	20,000	2.50		5	60		0.00	30,000
PAT1	Patio	L	750	16.50		6	75	3	1.00	9,300
ELEV	Elevator	B	2	50000.00	2003		88		0.00	88,000
SPR	Sprinklers	B	16,736	2.50	2003		88		0.00	36,800
LT1	1Pole - 1 Lt	L	6	1980.00	2015	6	75		0.00	8,900
LT2	1Pole - 2 Lts	L	1	2930.00	2015	6	75		0.00	2,200
DCK	Dock/Pier	L	2,000	250.00	2015	5	60	3	1.00	300,000
CLR1	Cooler	B	49	0.00	2003		88		0.00	0
MEZ1	Mezzanine Unf.	B	612	17.80	2003		88		0.00	9,600
MEZ3	Mezz w Partit	B	1,216	40.25	2003		88	3	1.00	43,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,360	4,360		219.53	957,150
BLC	Balcony	0	216		32.52	7,025
FOP	Porch, Open	0	372		54.88	20,416
FUS	Upper Story, Finished	6,744	6,744		219.53	1,480,509
SLB	Slab	0	7,030		0.00	0
UBS	Unfin First Floor	3,360	3,360		219.53	737,620
VLT	Vaulted Ceiling	0	2,592		0.00	0
Ttl Gross Liv / Lease Area		14,464	24,674			3,202,720



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158  WESTPORT, CT  <b>VISION</b>
SRC REALTY GROUP LLC  521 RIVERSIDE AVE  WESTPORT CT 06880				1	1	1		Description	Code	Appraised	Assessed	
				Level	All Public	Public		COM LAND	2-1	5,508,000	3,855,600	
								COM BLDG	2-2	3,047,400	2,133,300	
				<b>SUPPLEMENTAL DATA</b>				COM OUTBL	2-5	350,400	245,200	
				Alt Prcl ID 53030189	Lift Hse			Total		8,905,800	6,234,100	
				Historic ID 808								
				Census 504								
				WestportC G50								
				Survey Ma 9487								
				Survey Ma								
				GIS ID B06039000	Assoc Pid#							

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
													Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2019	2-1	3,855,600	2018	2-1	3,855,600	2017	2-1	3,855,600
														2-2	2,133,300		2-2	2,133,300		2-2	2,133,300
														2-5	245,200		2-5	245,200		2-5	245,200
													Total		6234100	Total		6234100	Total		6234100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total																				
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch							Appraised Bldg. Value (Card)									
0001											Appraised Xf (B) Value (Bldg)									
					Appraised Ob (B) Value (Bldg)						229,000									
					Appraised Land Value (Bldg)						350,400									
					Special Land Value						5,508,000									
					Total Appraised Parcel Value						0									
					Valuation Method						8,905,800									
					Total Appraised Parcel Value						C									
					Total Appraised Parcel Value						8,905,800									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
Total Card Land Units					Parcel Total Land Area:					Total Land Value						5,508,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	77	Clubs/Lodges								
Model	96	Commercial								
Grade	06	Good								
Stories:	2									
Occupancy	1.00									
Exterior Wall 1	14	Wood Shingle								
Exterior Wall 2										
Roof Structure	07	Gambrel								
Roof Cover	03	Asphalt/F Glas								
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	12	Hardwood								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	04	Forced Air								
AC Type	06	Partial								
Bldg Use	384	Marinas								
Income Adj										
Heat/AC	01	Heat/AC Pkgs								
Frame Type	05	Steel								
Baths/Plumbing	02	Average								
Ceiling/Walls	04	Ceil & Min WL								
Rooms/Prtns	02	Average								
Wall Height	12.00									
% Conn Wall										
1st Floor Use:	370									
			RCN							
			Year Built							
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			External Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			Cns Sect Rcnd							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
A/C	Air Conditioning	B	13,004	4.50	2003		88		0.00	51,500
PRKS	Parking Spaces	L	63	0.00	2015		100		0.00	0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										



# 250 foot Abutters List Report

Westport, CT  
March 04, 2020

## Subject Properties:

Parcel Number:	B06039000	Mailing Address:	SRC REALTY GROUP LLC
CAMA Number:	B06039000		521 RIVERSIDE AVE
Property Address:	521 RIVERSIDE AVE		WESTPORT, CT 6880

## Abutters:

Parcel Number:	B06035000	Mailing Address:	JOSEPH J CLINTON POST #399 VFW OF
CAMA Number:	B06035000		465 RIVERSIDE AVE
Property Address:	465 RIVERSIDE AVE		WESTPORT, CT 6880

Parcel Number:	B06036000	Mailing Address:	GUIMOND ROBBIE A
CAMA Number:	B06036000		471 RIVERSIDE AVE
Property Address:	471 RIVERSIDE AVE		WESTPORT, CT 6880

Parcel Number:	B06037000	Mailing Address:	FRENCH WARD M III & ANNETTE F
CAMA Number:	B06037000		485 RIVERSIDE AVE
Property Address:	481 RIVERSIDE AVE		WESTPORT, CT 6880

Parcel Number:	B06038000	Mailing Address:	FRENCH WARD M III
CAMA Number:	B06038000		485 RIVERSIDE AVE
Property Address:	485 RIVERSIDE AVE		WESTPORT, CT 6880

Parcel Number:	B06041000	Mailing Address:	MILL POND FARM INC
CAMA Number:	B06041000		15 NORTHEAST INDUSTRIAL RD
Property Address:	554 RIVERSIDE AVE		BRANFORD, CT 6405

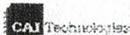
Parcel Number:	B06042000	Mailing Address:	MILL POND FARM INC
CAMA Number:	B06042000		40 OWENOKE PK
Property Address:	540 RIVERSIDE AVE		WESTPORT, CT 6880

Parcel Number:	B06043000	Mailing Address:	O & B INC
CAMA Number:	B06043000		10 EXECUTIVE DR
Property Address:	530 RIVERSIDE AVE		FARMINGTON, CT 6032

Parcel Number:	B06044000	Mailing Address:	GAULT HOWARD W EST OF ET ALS
CAMA Number:	B06044000		TRUSTEES
Property Address:	518 RIVERSIDE AVE		PO BOX 2030
			WESTPORT, CT 6880

Parcel Number:	B06045000	Mailing Address:	GIANNITTI SALVATORE & THEODORE A
CAMA Number:	B06045000		9 CHRISTOPHER HILL
Property Address:	512 RIVERSIDE AVE		WESTON, CT 6883

Parcel Number:	B06046000	Mailing Address:	COLGAN JAMES B
CAMA Number:	B06046000		110 PROSPECT ST SUITE 2
Property Address:	500 RIVERSIDE AVE		STAMFORD, CT 6901



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.



# 250 foot Abutters List Report

Westport, CT  
March 04, 2020

Parcel Number: B06047000  
CAMA Number: B06047000  
Property Address: 490 RIVERSIDE AVE

Mailing Address: PERMISSION 63 LLC  
96 VALEVIEW RD  
WILTON, CT 6897

Parcel Number: B06048000  
CAMA Number: B06048000  
Property Address: 484 RIVERSIDE AVE

Mailing Address: EFFIE ANDRIOTIS LLC  
69 GREAT NECK RD  
TRUMBULL, CT 6611

Parcel Number: B06049000  
CAMA Number: B06049000  
Property Address: 472 RIVERSIDE AVE

Mailing Address: 472 RIVERSIDE AVENUE LLC  
16 WAKEMAN PLACE  
WESTPORT, CT 6880

Parcel Number: B06079000  
CAMA Number: B06079000  
Property Address: 41 SAUGATUCK AVE

Mailing Address: 37-47 SAUGATUCK AVENUE LLC  
110 PROSPECT ST SUITE 2  
STAMFORD, CT 6901

Parcel Number: B06080000  
CAMA Number: B06080000  
Property Address: 53 SAUGATUCK AVE

Mailing Address: DATATILL LLC  
53 SAUGATUCK AVE  
WESTPORT, CT 6880

Parcel Number: B06084000  
CAMA Number: B06084000  
Property Address: 20 KETCHUM ST

Mailing Address: MARSH DEVELOPMENT LLC  
P O BOX 2030  
WESTPORT, CT 6880

Parcel Number: C06054000  
CAMA Number: C06054000  
Property Address: 545 RIVERSIDE AVE

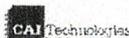
Mailing Address: MILL POND FARM INC  
40 OWENOKE PK  
WESTPORT, CT 6880

Parcel Number: C06057000  
CAMA Number: C06057000  
Property Address: 535 RIVERSIDE AVE

Mailing Address: 535 RIVERSIDE LLC  
115 CANOE BROOK RD  
TRUMBULL, CT 6611

Parcel Number: C06058000  
CAMA Number: C06058000  
Property Address: 1 BRIDGE ST

Mailing Address: CONNECTICUT STATE OF  
30 TRINITY ST  
HARTFORD, CT 6106



www.cai-tech.com

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3/4/2020

Page 2 of 2

# P&Z Notice Letter

To whom it may concern:

Date: APRIL 3, 2020

This letter is being sent to you to make you aware of the Application listed below.

Notice is hereby given that BARR ASSOC. LLC has filed a CAM SPECIAL PERMIT  
(Print Applicant's Full Name) (List Type of Application)

For Listed Proposed Project Description below:

PROPOSED PATIO MODIFICATION/EXTENSION WITH  
AN ACCESSORY SHADE STRUCTURE (PERGOLA) OVER  
A PORTION OF THE PATIO

With the Town of Westport / *Planning and Zoning*

For approval for 521 RIVERSIDE AVE  
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission. A Notice of Public Hearing for this application will be published on the town's website.

**To view application details please:**

Visit [www.westportct.gov](http://www.westportct.gov) under *Planning & Zoning Department, Pending Applications*, or  
Visit the P&Z office in room 203 at Town Hall, 110 Myrtle Ave, Westport, CT 06880. Monday - Friday 8:30 - 4:30

**To submit comments for above project:** Mail or E-mail letter to [pandz@westportct.gov](mailto:pandz@westportct.gov).

**For Future Reference:**

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at [www.westportct.gov](http://www.westportct.gov).
2. On left tool bar Click: **Sign up for e-Notification**, Subscription page will open.
3. Type in your E-mail Address, *twice as requested*.
4. Click each **Board / Committee / Category** you want to receive E-mail Notifications from.
5. When you complete your selections, Click: **Subscribe**.
6. You will soon receive an E-mail confirmation.

Thank you, MEL BARR  
(Print Applicant's Full Name)