

TOWN OF WESTPORT
BOARD OF FINANCE
BOARD OF FINANCE PACKET
MAY 20, 2026
07:30 PM

TOWN OF WESTPORT

BOARD OF FINANCE AGENDA

MAY 20, 2026
07:30 PM

The Board of Finance will hold a Public Meeting on Wednesday, May 20, 2026 at 7:30 p.m. in the Auditorium of the Westport Town Hall for the following purposes: SPECIAL NOTICE ABOUT PROCEDURES FOR THIS PUBLIC MEETING: This meeting will be held IN-PERSON IN THE AUDITORIUM OF THE WESTPORT TOWN HALL. This meeting will be broadcast on Channel 79 AND/OR live streamed on the Town Website westportct.gov. (On the website, select "How Do I" heading, and select "Watch Town Meetings".) Meeting materials will be available at westportct.gov along with the meeting notice posted on the Meeting List & Calendar page. Agenda to include but not be limited to the following items and is subject to revision(s).

1. **To approve the Board of Finance Minutes of the April 8, 2026 and May 6, 2026 Regular Meeting and the April 22, 2026 Special Meeting.**

   Attachment: BOF Meeting Minutes 4-8-26 unapproved.pdf
   Attachment: BOF Special Meeting Minutes 4-22-26 unapproved.pdf
   Attachment: BOF Meeting Minutes 5-6-26 unapproved.pdf

2. **Financial Report from the Finance Director. (Discussion Only)**

3. **Board of Education 3rd quarter Fiscal Year 2026 Financial Report from the Chief Financial Officer. (Discussion Only)**

   Attachment: BOE - Q3 Report FY26 - Item _3.pdf

4. **Status Update from the Audit Manager. (Discussion Only)**

5. **The Board will appoint independent auditors for the fiscal year ending June 30, 2026.**

6. **The Board will set the tax rate for Fiscal Year 2026-2027.**

7. **A request by the Tax Collector pursuant to CGS § 12-165 for a transfer of $435,226.81 to the Suspense Tax Book representing uncollected motor vehicle and personal property tax accounts for list year 2023.**

   Attachment: Tax - Suspense Tax Book - Grand List Year 2023 - Item _7.pdf

8. **Upon the request of the Town Attorney's office, to approve a supplemental appropriation in the amount of $135,000 to the Contract Services Account 10101170-532000 for unanticipated legal matters.**

   Attachment: TA - Supplemental Approp Contract Services - Item _8.pdf

9. **Upon the request of the Director of Planning & Zoning, to approve an appropriation in the amount of $193,500 to the Capital and Non-Recurring Fund Account 31501185-500491-21012 for the Preparation of the 2027 Plan of Conservation and Development (POCD).**

   Attachment: P_Z - Approp for 2027 Plan of Conservation and Development - Item _9.pdf

10. **Upon the request of the Deputy Chief of Police, to approve a total appropriation in the amount of $101,719.51 to the Railroad Operating Program Expense Fund Account 21002219-588000 for the snow removal overages ($80,890) and emergency water line repair at Greens Farm Railroad Station ($20,829.51).**

    Attachment: PD - Approp Snow Removal Overages _ Emerg Water Line Repair - Item _10.pdf

11. **Upon the request of the Director of Public Works, to approve a supplemental appropriation in the amount of $437,690 along with bond and note authorization to the Municipal Improvement Fund Account 30503310-500195 for additional expenses associated with the Compo Marina Pier Project, due to a change in Eversource's Flood Protection requirements. - WITHDRAWN**

12. **Upon the request of the Director of Parks & Recreation, to approve an appropriation in the amount of $200,000 along with bond and note authorization to the Municipal Improvement Fund Account 30508810-500155-10141 in support of the Wakeman Town Farm Barn project.**

Attachment: PR - Approp WTF Barn Project - Item _12.pdf

Board of Finance
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
BOF@westportct.gov

WESTPORT

DRAFT NOTICE AND AGENDA OF BOARD OF FINANCE MEETING

The Board of Finance held a Public Meeting on **Wednesday, April 8, 2026** at **7:30 p.m. in the Auditorium of the Westport Town Hall** for the following purposes:

Members Present: Brian Gaines, Jeff Hammer, Rich Hightower, Liz Heyer, Allyson Stollenwerck, Elaine Whitney; Members Absent: Danielle Dobin.

AGENDA

Meeting Commencement: 7:33 pm

1. To approve the Board of Finance Minutes of the March 4, 2026 Regular Meeting and the March 9, 2026 and March 10, 2026 Special Budget Hearings.

   Action Taken: Motion to Approve with Amended Edit *(Minutes of March 4, 2026, Agenda #1, Motion changed to read "Motion to Approve the Board of Finance to Enter into Executive Session")*

   Motion Made By: Whitney
   Seconded By: Stollenwerck
   Vote (Aye/Nay/Abstain): 5-0-1

2. Financial Report from the Finance Director. (Discussion Only)

3. The Board will consider any requests for restoration of sums removed from the Budget by the Board at its March 9, 2026 and March 10, 2026 Budget Hearings and take such action on it as the meeting may determine.

   The Board will approve the "BOF Recommended Budget for Fiscal Year 2026-2027" as follows:

   a. General Fund
   b. Wakeman Farm
   c. Railroad Parking Fund
   d. Sewer Fund

   NO REQUESTS / NO ACTION

4. Upon the request of the Fire Chief, to approve an appropriation in the amount of $495,615 to the General Fund Account Funds for covering the costs related to hiring for five unanticipated openings.

a. 10102220-513413	FLSA FF Open Position-FIR	$360,625
b. 10102220-513410	FLSA Training Leave/Replace-FIR	$5,092
c. 10102220-513409	FLSA Training Days-FIR	$16,848
d. 10102220-585014	Training: General-FI R	$47,402

e. 10102220-585015	Training: Supplies & Equip-FIR	$56
f. 10102220-585001	Expenses: Department Physicals	$3,522
g. 10102220-528402	Replacement/Dress-FIR	$7,016
h. 10102220-575303	Fire Turnout Gear	$55,054

Action Taken: Motion to Approve
Motion Made By: Hammer
Seconded By: Whitney
Vote (Aye/Nay/Abstain): 6-0-0

~~5. Upon the request of the Director of Parks & Recreation, to approve an appropriation in the amount of $1,218,564 along with bond and note authorization to the Municipal Improvement Fund Account 30508810-500490 for the renovation of the Staples High School Tennis Courts~~. **WITHDRAWN**

6. Upon the request of the Director of Public Works, to approve an appropriation in the amount of $1,870,000 **along with bond and note authorization** to the Sewer Reserve Fund Account 32003330-500487-10146 for the design and construction for the upgrades to Pump Station #10 and its Force Main. *(Previously approved at the March 4, 2026 BOF meeting. Bond and Note authorization wording was missing on the previous item.)*

   Action Taken: Motion to Approve
   Motion Made By: Stollenwerck
   Seconded By: Hightower
   Vote (Aye/Nay/Abstain): 6-0-0

Adjournment of the Meeting: 8:15pm
Motion to Adjourn: Hammer
Seconded By: Gaines
Vote (Aye/Nay/Abstain): 6-0-0

Board of Finance
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
BOF@westportct.gov

WESTPORT

DRAFT NOTICE AND AGENDA OF BOARD OF FINANCE SPECIAL MEETING MINUTES

The Board of Finance held a Public Meeting on **Wednesday, April 22, 2026** at **7:30 p.m. via ZOOM** for the following purpose:

Members Present: Danielle Dobin, Brian Gaines, Jeff Hammer, Rich Hightower (joined 7:35pm), Liz Heyer, Allyson Stollenwerck, Elaine Whitney.

AGENDA

Meeting Commencement: 7:32 pm

Motion to move the Communications Discussion to the end of the agenda.

Motion Made By: Dobin
Seconded By: Whitney
Vote (Aye/Nay/Abstain): 6-0-0

1. Upon the request of the Director of Parks & Recreation, to approve an appropriation in the amount of $1,394,071 along with bond and note authorization to the Municipal Improvement Fund Account 30508810-500490 for the renovation of the Staples High School Tennis Courts.

No Action. Item to be added to agenda of next meeting for additional discussion/vote.

2. Upon the request of the Director of Planning & Zoning, to approve an appropriation in the amount of $193,500 to the Capital and Non-Recurring Fund Account 31501185-500491-21012 for the Preparation of the 2027 Plan of Conservation and Development (POCD).

No Action. Item to be added to agenda of next meeting for additional discussion/vote.

3. Communications Initiative (Discussion Only)

Adjournment of the Meeting: 8:15pm
Motion to Adjourn: Dobin
Seconded By: Stollenwerck
Vote (Aye/Nay/Abstain): 7-0-0

Adjournment of the Meeting: 10:02pm

Danielle Dobin, Chair
5/15/2026

Board of Finance
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
BOF@westportct.gov

WESTPORT

DRAFT NOTICE AND AGENDA OF BOARD OF FINANCE MEETING

The Board of Finance held a Public Meeting on **Wednesday, May 6, 2026** at **7:30 p.m. via ZOOM** for the following purpose:

Members Present: Danielle Dobin, Brian Gaines, Jeff Hammer, Rich Hightower, Liz Heyer, Allyson Stollenwerck. Absent: Elaine Whitney.

Meeting Commencement: 7:32 pm

AGENDA

1. The Board will consider the following requests for transfer amounts of $3,000 or less that have been approved by the First Selectman:

    a. A request by the Director of Conservation for a transfer of $500 between the following accounts to cover the shortage of funds in the Transportation Allowance, Fees and Services and Postage accounts:

Account Number:	Account Name:	From:	To:
10101182-551000	Advertising & Printing	$500	
10101182-528900	Transportation Allowances		$200
10101182-531000	Fees & Services		$200
10101182-552000	Education & Expenses		$100

Motion Made By: Hightower
Seconded By: Stollenwerck
Vote (Aye/Nay/Abstain): 6-0-0

2. Upon the request of the Director of Public Works, to approve an appropriation in the amount of $931,225 to various General Fund Storm sub-accounts 30503310-500491 for storm-related expenses incurred so far during Fiscal Year 2026.

a.	10103320-588001	Equipment Repair	$ (50,207)
b.	10103320-588002	Inside Overtime	$ (291,385)
c.	10103320-588003	Meals	$ (3,736)
d.	10103320-588004	Miscellaneous	$ 1 ,078
e.	10103320-588005	Outside Contractors	$ (483,367)
f.	10103320-588006	Salt	$ (105,884)
g.	10103320-588007	Sand	$ 2,276

Motion Made By: Hightower
Seconded By: Gaines
Vote (Aye/Nay/Abstain): 6-0-0

3. Upon the request of the Director of Public Works, to approve an appropriation in the amount of $445,000 along with bond and note authorization to the Municipal Improvement Fund Account 30503310-500492 for Capital Equipment Replacement.

Motion Made By: Dobin
Seconded By: Hammer
Vote (Aye/Nay/Abstain): 6-0-0

4. Upon the request of the Director of Public Works, to approve an appropriation in the amount of $1,119,000 along with bond and note authorization to the Municipal Improvement Fund Account 30503310-500493 for Consultant Services in support of Safe Streets and Roads for All, Supplemental Planning and Demonstration Grant.

No action taken. Item to be discussed at a future meeting.

5. ~~In accordance with Section C6-2 of the Town Charter and upon the request of the Director of Parks & Recreation, to approve the Municipal Food and Beverage Concession and Lease of the Pavilion at Compo Beach at Compo Beach Park, the Halfway House at Longshore Golf Course and Longshore Pavilion located at Longshore Club Park between the Town of Westport and NG Entertainment LLC, subject to final approval of the Town's Attorney's Office.~~ WITHDRAWN

6. Upon the request of the Director of Parks & Recreation, to approve an appropriation in the amount of $1,394,071 along with bond and note authorization to the Municipal Improvement Fund Account 30508810-500490 for the renovation of the Staples High School Tennis Courts.

Motion Made By: Hammer
Seconded By: Heyer
Vote (Aye/Nay/Abstain): 6-0-0

Motion to add a Discussion Only item regarding the process for reviewing leases.
Motion to Adjourn: Dobin
Seconded By: Hammer
Vote (Aye/Nay/Abstain): 6-0-0

Adjournment of the Meeting: 10:40pm
Motion to Adjourn: Dobin
Seconded By: Stollenwerck
Vote (Aye/Nay/Abstain): 6-0-0

Item #3

INTEROFFICE MEMORANDUM

TO: BOARD OF EDUCATION, BOARD OF FINANCE, SUPERINTENDENT THOMAS SCARICE

FROM: ELIO LONGO
CHIEF FINANCIAL OFFICER

SUBJECT: BOE 3Q FY26 SUMMARY VARIANCE ANALYSIS

DATE: MAY 12, 2026

This summary page provides a high-level overview of the significant variances identified in the Board of Education's FY26 Second Quarter Financial Report as of March 31, along with the current projected year-end position. The intent of this summary is to highlight the major budget categories where notable changes have occurred since the First Quarter report and to provide context for the drivers behind those variances. While the overall projected variance remains minimal relative to the total operating budget, this summary is intended to provide a concise snapshot of the current projection. I will be available at the Board of Finance meeting to review any specific line items or answer questions the Board may have regarding the variances reflected in this report.

FISCAL YEAR END BALANCE PROJECTIONS			
LINE ITEM	**3Q – Mar 31**	**2Q – Dec 31**	**$ variance**
Total Salaries	227,330	182,461	44,869 (f)
Total Benefits	153,380	147,684	5,696 (f)
Total Purchased Services	(133,152)	(119,686)	13,466 (u)
Total Property Services	(270,338)	(19,422)	250,916 (u)
Total Other Purchased Services	420,997	229,301	191,696 (f)
Total Supplies and Materials	(3,135)	-	3,135 (u)
Total Equipment	(2,203)	-	2,203 (u)
Total Other	(1)	-	1 (u)
TOTALS	**$392,878**	**$420,337**	**$27,459 (u)**

Year-to-Date Variances (3Q)

Total Salaries:
$227,330 favorable (|0.24|% of TS budget);

- Total Certified Salaries: ($202,683)
- Total Non Certified Salaries: $423,690
- Total Other Salaries: $6,323

Total Benefits
$153,380 favorable (|0.59|% of TB budget)

- Acct 211 Group Life Insurance: $43,275

- Acct 220 FICA/Medicare: $86,670

Total Purchased Services:
($133,152) unfavorable (|5.08|% of TPS budget)
- Acct 323 Instr Program Improvements: $100,000
- Acct 330 Other Prof/Tech Svcs: ($130,000)
- Acct 331 Legal/Negotiations: ($150,000)

Total Property Services:
($270,338) unfavorable (|3.41|% of TPrS budget)
- Acct 413 Electricity: ($111,314)
- Acct 414 Natural Gas: ($261,727)
- Acct 433 Repair Equip Instructional: $68,784
- Acct 434 Repair Equip Non Instructional: $32,706

Total Other Purchased Services:
$420,997 favorable (|2.94|% of TOPS budget)
- Acct 513 Transportation-Spec Ed-Private: $246,330
- Acct 517 Gasoline-Buses: $90,000
- Acct 523 Liability Insurance: $78,800
- Acct 560 Tuition-Public: ($49,508)

Total Supplies and Materials:
($3,135) unfavorable (|0.09|% of TS&M budget)

Total Equipment:
($2,203) unfavorable (|0.21|% of TE budget)

Total Other:
($1) unfavorable

TOTAL BUDGET:
3Q vs 2Q variance: ($27,459) unfavorable (|0.02|% of Total Operating Budget)
Projected Year End Balance: $392,878 (|0.26|% of Total Operating Budget)
|

WESTPORT PUBLIC SCHOOLS
Quarterly Financial Report - 3Q
3/31/2026
Theoretical Expenditure Rate: 75%

2022-2023 Year-End Expense	2023-2024 Year-End Expense	2024-2025 Year-End Expense (ua)	Object Code	Descriptions	2025-2026 ADOPTED BUDGET	2025-2026 ADJUSTED BUDGET	BUDGET ADJUSTMENT	2025-2026 ENCUMBERED TO DATE	2025-2026 EXPENDED TO DATE	YTD %	ESTIMATED ADJUSTMENTS	PROJECTED TO EOY	BALANCE AVAILABLE	Balance Available %
5,683,480	5,623,971	5,889,769	100	Certified Adminstrators	6,037,210	6,037,210	-	1,490,422	4,514,939	75%	11,000	6,016,360	20,850	0.3%
2,265,525	2,285,383	2,360,668	101	Directors	2,426,203	2,426,203	-	626,762	1,776,193	73%	6,000	2,408,955	17,248	0.7%
25,867,482	26,588,841	27,327,910	102	Reg Ed Teachers	28,264,654	28,264,654	-	8,665,559	20,079,448	71%	(10,000)	28,735,007	(470,353)	-1.7%
12,651,788	12,880,118	13,428,122	103	Special Area Teachers	14,047,725	14,047,725	-	4,169,079	9,746,200	69%		13,915,279	132,446	0.9%
4,784,104	5,090,509	5,216,127	104	Support Teachers	5,401,007	5,401,007	-	1,682,782	3,661,195	68%		5,343,977	57,030	1.1%
28,578	51,282	50,463	105	Curr/Instr Resource	34,360	34,360	-	-	33,757	98%	5,000	38,757	(4,397)	-12.8%
982,912	1,016,427	1,039,540	107	Library/Media Teachers	1,085,879	1,085,879	-	348,074	771,173	71%		1,119,247	(33,368)	-3.1%
1,622,814	1,672,108	1,658,709	108	Guidance	1,728,001	1,728,001	-	484,711	1,272,979	74%		1,757,690	(29,689)	-1.7%
5,297,091	5,759,736	6,054,174	109	Special Ed Teachers	6,487,905	6,487,905	-	1,850,370	4,566,060	70%		6,416,430	71,475	1.1%
1,900,831	2,111,451	2,181,545	110	Psychologists	2,273,822	2,273,822	-	700,451	1,659,125	73%		2,359,575	(85,753)	-3.8%
273,003	286,969	297,861	113	Social Workers	316,097	316,097	-	93,864	219,333	69%		313,197	2,900	0.9%
1,768,513	1,889,370	1,897,347	114	Speech/Hearing Therapists	1,988,903	1,988,903	-	522,152	1,347,821	68%		1,869,973	118,930	6.0%
125,371	143,134	146,388	115	Staff Dev/Leadership	147,268	147,268	-	36,197	102,453	70%	8,618	147,268	0	0.0%
821,233	815,301	840,096	116	Extra-Curricular	863,606	863,606	-	-	409,440	47%	454,166	863,606	(0)	0.0%
641,913	604,399	655,642	118	Coaches-Intrmral/Intrschlstic	599,292	599,292	-	-	444,377	74%	154,915	599,292	(0)	0.0%
172,661	204,553	179,968	119	Curriculum Work/Other	165,273	165,273	-	-	139,180	84%	26,093	165,273	0	0.0%
$ 64,887,299	**$ 67,023,552**	**$ 69,224,329**		**Sub-Total Certified Salaries**	**$ 71,867,205**	**$ 71,867,205**	**$ -**	**$ 20,670,421**	**$ 50,743,675**		**$ 655,792**	**$ 72,069,888**	**(202,683)**	-0.3%
	3.3%	3.3%			3.8%	3.8%		*28.8%*	*70.6%*		*0.9%*	*100.3%*	*-0.3%*	
1,344,955	1,369,555	1,411,152	120	Support Supervisors	1,464,319	1,464,319	-	313,044	1,044,844	71%		1,357,889	106,430	7.3%
2,663,848	2,710,850	2,788,210	121	Secretaries	2,908,214	2,908,214	-	676,084	2,199,425	76%		2,875,509	32,705	1.1%
1,859,050	1,901,273	1,862,360	122	Paraprofessionals	2,002,394	2,002,394	-	542,222	1,397,814	70%		1,940,036	62,358	3.1%
4,161,884	4,157,669	4,357,015	123	Sped Paraprofessionals	4,641,476	4,641,476	-	1,171,350	3,277,869	71%	192,257	4,641,476	0	0.0%
2,988,072	3,055,196	3,100,580	124	Custodians	3,237,973	3,237,973	-	755,078	2,375,631	73%	50,000	3,180,709	57,264	1.8%
638,260	615,597	663,739	125	Maintainers	715,143	715,143	-	165,486	534,403	75%		699,889	15,254	2.1%
972,244	1,027,129	1,031,274	126	Nurses	1,094,912	1,094,912	-	279,736	775,520	71%		1,055,256	39,656	3.6%
283,965	290,704	302,679	127	Nurses Aides	318,241	318,241	-	85,600	231,288	73%		316,888	1,353	0.4%
595,756	594,889	600,972	128	Technology Assistants	686,893	686,893	-	139,895	522,654	76%	10,000	672,549	14,344	2.1%
324,742	316,669	375,047	129	Security Aides	418,686	418,686	-	98,446	320,201	76%		418,647	39	0.0%
195,750	214,224	222,916	130	Bus Monitors	237,309	237,309	-	25,325	161,307	68%	20,000	206,632	30,677	12.9%
248,813	270,424	279,869	131	Athletics	266,988	266,988	-	50,732	177,608	67%	10,000	238,339	28,649	10.7%
155,889	220,693	222,953	133	Other	264,039	264,039	-	70,486	173,332	66%		243,818	20,221	7.7%
907,526	942,532	970,521	135	Occupational Therapists	990,241	990,241	-	250,802	729,884	74%		980,686	9,555	1.0%
199,384	208,895	216,211	136	Physical Therapists	219,457	219,457	-	59,396	158,501	72%		217,897	1,560	0.7%
21,375	21,375	21,375	140	Adult Ed Mandated	25,000	25,000	-	-	21,375	86%		21,375	3,625	14.5%
$ 17,561,514	**$ 17,917,675**	**$ 18,426,873**		**Sub-Total Non-Certified Salaries**	**$ 19,491,285**	**$ 19,491,285**	**$ -**	**$ 4,683,682**	**$ 14,101,656**		**$ 282,257**	**$ 19,067,595**	**423,690**	2.2%
	2.0%	2.8%			5.8%	5.8%		*24.0%*	*72.3%*		*1.4%*	*97.8%*	*2.2%*	
345,030	289,329	309,636	150	Perm Cert Subs	473,200	473,200	-	204,640	207,835	44%		412,475	60,725	12.8%
304,867	357,639	359,705	151	Daily Cert Subs	244,742	244,742	-	-	202,819	83%	72,000	274,819	(30,077)	-12.3%
24,809	19,405	12,848	152	Staff Training Cert Subs	26,250	26,250	-	-	9,195	35%	3,000	12,195	14,055	53.5%
11,375	13,844	21,401	153	PPT Cert Subs	21,000	21,000	-	19,530	11,211	53%	(15,000)	15,741	5,259	25.0%
764,855	982,658	805,827	154	Long Term Subs	820,000	820,000	-	224,373	634,556	77%	38,000	896,929	(76,929)	-9.4%
246,571	357,433	308,036	155	Non-Cert Subs	346,500	346,500	-	156,048	254,397	73%	(53,000)	357,444	(10,944)	-3.2%
689,881	764,202	771,374	156	Overtime	750,000	750,000	-	-	528,766	71%	177,000	705,766	44,234	5.9%

WESTPORT PUBLIC SCHOOLS
Quarterly Financial Report - 3Q
3/31/2026
Theoretical Expenditure Rate: 75%

2022-2023 Year-End Expense	2023-2024 Year-End Expense	2024-2025 Year-End Expense (ua)	Object Code	Descriptions	2025-2026 ADOPTED BUDGET	2025-2026 ADJUSTED BUDGET	BUDGET ADJUSTMENT	2025-2026 ENCUMBERED TO DATE	2025-2026 EXPENDED TO DATE	YTD %	ESTIMATED ADJUSTMENTS	PROJECTED TO EOY	BALANCE AVAILABLE	Balance Available %
$ 2,387,389	$ 2,784,511	$ 2,588,826		**Sub-Total Other Salaries**	$ 2,681,692	$ 2,681,692	$ -	$ 604,591	$ 1,848,778		$ 222,000	$ 2,675,369	6,323	0.2%
	16.6%	-7.0%			3.6%	3.6%		*22.5%*	*68.9%*		*8.3%*	*99.8%*	*0.2%*	
$ 84,836,202	$ 87,725,737	$ 90,240,028		**TOTAL SALARIES**	$ 94,040,182	$ 94,040,182	$ -	$ 25,958,694	$ 66,694,109		$ 1,160,049	$ 93,812,852	227,330	0.2%
	3.4%	2.9%			***4.2%***	***4.2%***		***27.6%***	***70.9%***		***1.2%***	***99.8%***	***0.2%***	
16,331,194	17,052,781	20,518,180	210	Health Insurance	22,583,580	22,583,580	-	1,999,537	18,998,173	84%	1,585,770	22,583,480	100	0.0%
276,927	284,725	292,003	211	Group Life Insurance	335,000	335,000	-	68,519	223,206	67%		291,725	43,275	12.9%
42,500	30,500	32,500	212	Teacher Child Care (WEA)	43,000	43,000	-	-	13,500	31%	17,000	30,500	12,500	29.1%
14,884	14,024	13,078	213	Health Insurance Waiver	15,000	15,000	-	7,000	6,146	41%		13,146	1,854	12.4%
2,363,870	2,439,203	2,510,751	220	FICA/Medicare	2,637,525	2,637,525	-	701,991	1,840,864	70%	8,000	2,550,855	86,670	3.3%
25,367	29,605	52,788	240	Course Reimbursement	50,000	50,000	-	41	52,807	106%		52,848	(2,848)	-5.7%
50,000	8,072	52,300	250	Unemployment Compensation	35,000	35,000	-	-	16,914	48%		16,914	18,086	51.7%
392,513	403,913	403,625	260	Workers Compensation	423,806	423,806	-	120,473	325,419	77%		445,892	(22,086)	-5.2%
35,782	33,671	33,481	287	Uniform Allowance	37,000	37,000	-	3,639	30,846	83%		34,485	2,515	6.8%
36,536	51,613	41,220	290	Other Employee Benefits	50,000	50,000	-	2,790	33,895	68%		36,685	13,315	26.6%
$ 19,569,572	$ 20,348,106	$ 23,949,926		**TOTAL BENEFITS**	$ 26,209,911	$ 26,209,911	$ -	$ 2,903,990	$ 21,541,771		$ 1,610,770	$ 26,056,531	153,380	0.6%
	4.0%	17.7%			***9.4%***	***9.4%***		***11.1%***	***82.2%***		***6.1%***	***99.4%***	***0.6%***	
75,350	100,277	102,994	320	HomeBound	80,000	80,000	-	5,133	72,224	90%	20,000	97,357	(17,357)	-21.7%
9,628	9,170	2,968	321	Gifted Activities	11,612	11,612	-	225	2,496	21%	3,000	5,721	5,891	50.7%
115,570	100,922	80,500	322	Educational Interns	120,000	120,000	-	-	94,980	79%		94,980	25,020	20.9%
353,807	355,707	392,472	323	Instr Program Improvements	570,477	572,265	1,788	64,568	323,336	57%	84,361	472,265	100,000	17.5%
6,863	4,224	6,760	324	Pupil Services	13,000	13,000	-	3,976	1,324	10%		5,300	7,700	59.2%
317,578	288,152	238,641	325	PPT Consultations	305,000	305,000	-	156,775	148,225	49%	(25,000)	280,000	25,000	8.2%
120,048	132,151	113,610	327	Student Evaluations-Outside	130,000	117,500	(12,500)	25,306	91,599	78%		116,905	595	0.5%
20,000	20,000	20,000	328	Medical Advisors	20,000	20,000	-	4,000	16,000	80%		20,000	-	0.0%
495,193	542,411	538,371	330	Other Prof/Tech Services	647,596	659,710	12,114	165,954	447,579	68%	176,177	789,710	(130,000)	-19.7%
574,159	832,225	759,041	331	Legal/Negotiations	720,000	720,000	-	80,228	463,956	64%	325,817	870,000	(150,000)	-20.8%
$ 2,088,195	$ 2,385,239	$ 2,255,355		**TOTAL PURCHASED SERVICES**	$ 2,617,685	$ 2,619,087	$ 1,402	$ 506,165	$ 1,661,719		$ 584,355	$ 2,752,238	(133,152)	-5.1%
	14.2%	-5.4%			***16.1%***	***16.1%***		***19.3%***	***63.4%***		***22.3%***	***105.1%***	***-5.1%***	
102,975	92,748	86,169	411	Water/Sewer	98,800	98,800	-	48,837	49,963	51%		98,800	-	0.0%
1,746,787	1,796,465	2,666,004	413	Electricity	2,106,384	2,106,384	-	350,216	1,937,482	92%	(70,000)	2,217,698	(111,314)	-5.3%
990,451	894,439	947,130	414	Natural Gas	991,000	991,000	-	95,790	906,938	92%	250,000	1,252,727	(261,727)	-26.4%
20,997	19,981	21,900	415	Heating Oil	21,400	21,400	-	12,397	24,788	116%		37,185	(15,785)	-73.8%
713,590	830,923	895,838	421	Contracted Maintenance	1,027,977	1,004,917	(23,060)	236,863	707,880	70%	60,174	1,004,917	0	0.0%
690,107	838,717	886,147	431	Building Maintenance	799,000	799,000	-	164,300	605,475	76%	29,224	799,000	0	0.0%
370,587	335,890	391,588	432	Grounds Maintenance	431,598	431,598	-	133,803	204,314	47%	93,482	431,598	(0)	0.0%
112,333	110,423	103,667	433	Repair Equip (Instructional)	156,871	156,871	-	18,474	67,613	43%	2,000	88,087	68,784	43.8%
61,590	48,772	64,345	434	Repair Equip (Non-Instructional)	82,300	82,300	-	-	34,594	42%	15,000	49,594	32,706	39.7%
248,412	772,246	325,317	435	Building Projects	520,812	553,812	33,000	84,915	430,874	78%	38,024	553,812	(0)	0.0%
148,482	87,922	157,644	436	Grounds Projects	149,000	116,000	(33,000)	-	23,980	21%	92,020	116,000	0	0.0%
194,816	212,167	288,661	437	Restore/Prevent Maintenance	362,000	385,060	23,060	55,329	190,393	49%	139,337	385,060	0	0.0%
167,061	156,878	175,846	440	Equip Rentals & Copiers	167,391	167,391	-	38,158	112,059	67%		150,218	17,173	10.3%

WESTPORT PUBLIC SCHOOLS
Quarterly Financial Report - 3Q
3/31/2026
Theoretical Expenditure Rate: 75%

2022-2023 Year-End Expense	2023-2024 Year-End Expense	2024-2025 Year-End Expense (ua)	Object Code	Descriptions	2025-2026 ADOPTED BUDGET	2025-2026 ADJUSTED BUDGET	BUDGET ADJUSTMENT	2025-2026 ENCUMBERED TO DATE	2025-2026 EXPENDED TO DATE	YTD %	ESTIMATED ADJUSTMENTS	PROJECTED TO EOY	BALANCE AVAILABLE	Balance Available %
54,259	56,158	58,123	441	Building Rental	59,982	59,982	-	10,172	49,985	83%		60,157	(175)	-0.3%
13,152	11,769	11,758	450	Gas/Travel Maintenance	14,000	14,000	-	6,009	7,991	57%		14,000	-	0.0%
210,877	283,075	284,880	451	Custodial Supplies	321,764	291,764	(30,000)	5,050	167,977	58%	118,737	291,764	0	0.0%
342,900	355,347	387,366	452	Maintenance Supplies	360,000	390,000	30,000	972	303,882	78%	85,147	390,000	(0)	0.0%
205,464	227,096	327,523	490	School Security	250,000	250,000	-	651	192,636	77%	56,713	250,000	0	0.0%
$ 6,394,840	**$ 7,131,012**	**$ 8,079,905**		**TOTAL PROPERTY SERVICES**	**$ 7,920,279**	**$ 7,920,279**	**$ -**	**$ 1,261,934.97**	**$ 6,018,824**		**$ 909,858**	**$ 8,190,617**	**(270,338)**	-3.4%
	11.5%	13.3%			***-2.0%***	***-2.0%***		***15.9%***	***76.0%***		***11.5%***	***103.4%***	***-3.4%***	
3,784,907	4,751,769	4,470,209	510	Transportation - Regular	4,561,918	4,561,918	-	67,697	4,500,822	99%		4,568,518	(6,600)	-0.1%
1,345,844	1,254,450	1,447,612	511	Trans-Spec Ed-Internal	1,515,297	1,515,297	-	137,891	1,375,384	91%		1,513,275	2,022	0.1%
281,949	239,712	169,948	512	Trans-Spec Ed-Public	219,698	219,698	-	68,825	116,545	53%		185,370	34,328	15.6%
677,060	788,257	935,522	513	Trans-Spec Ed-Private	970,951	970,951	-	285,698	438,283	45%		723,981	246,970	25.4%
58,063	52,425	59,406	516	Trans-Field Trips	82,955	82,955	-	40,343	7,282	9%	15,000	62,625	20,330	24.5%
306,650	220,063	166,773	517	Gasoline-Buses	300,000	300,000	-	207,153	92,847	31%	(90,000)	210,000	90,000	30.0%
143,076	190,081	229,003	520	Property Insurance	206,006	206,006	-	47,403	186,134	90%		233,536	(27,530)	-13.4%
9,182	4,342	4,373	521	Flood Insurance	4,788	4,788	-	-	4,373	91%		4,373	415	8.7%
389,052	410,258	376,099	523	Liability Insurance	468,475	468,475	-	88,054	271,621	58%	30,000	389,675	78,800	16.8%
94,069	84,259	69,751	529	Athletic Insurance	74,634	74,634	-	-	61,201	82%		61,201	13,433	18.0%
647,361	659,788	689,883	530	Communication Systems	771,621	771,621	-	58,102	705,921	91%		764,024	7,597	1.0%
29,745	15,304	30,674	535	Postage	30,000	30,000	-	14,212	11,486	38%		25,698	4,302	14.3%
11,529	11,217	13,608	540	Advertising	17,000	17,000	-	2,530	4,722	28%		7,252	9,748	57.3%
15,663	14,008	19,166	550	Printing	17,100	20,661	3,561	2,276	11,638	56%		13,914	6,747	32.7%
2,469,831	3,716,539	3,703,663	560	Tuition-Public	3,870,214	3,870,214	-	1,490,969	3,057,753	79%	(629,000)	3,919,722	(49,508)	-1.3%
1,295,457	1,132,600	1,429,469	567	Tuition-Litigation	1,100,000	1,100,000	-	148,426	754,190	69%	197,384	1,100,000	0	0.0%
14,053	33,088	43,900	569	Tuition-Summer Programs	35,000	35,000	-	-	43,797	125%		43,797	(8,797)	-25.1%
42,379	43,968	52,889	580	Staff Travel/Mileage	54,650	51,250	(3,400)	11,754	39,356	77%	1,400	52,510	(1,260)	-2.5%
$ 11,615,869	**$ 13,622,129**	**$ 13,911,946**		**TOTAL OTHER PURCH SERVICES**	**$ 14,300,307**	**$ 14,300,468**	**$ 161**	**$ 2,671,332**	**$ 11,683,355**		**$ (475,216)**	**$ 13,879,471**	**420,997**	2.9%
	17.3%	2.1%			***2.8%***	***2.8%***		***18.7%***	***81.7%***		***-3.3%***	***97.1%***	***2.9%***	
875,688	861,367	841,723	611	Supplies-Instructional	942,622	949,481	6,859	59,760	761,047	80%	128,674	949,481	(0)	0.0%
1,042,280	1,136,525	1,134,914	612	Software	1,323,733	1,323,733	-	23,417	1,233,151	93%	67,165	1,323,733	0	0.0%
150,800	164,135	158,910	613	Tech Supplies	156,925	156,925	-	3,983	150,077	96%	6,000	160,060	(3,135)	-2.0%
32,213	35,192	36,477	615	Graduation Expenses	35,500	35,500	-	29,993	549	2%	4,958	35,500	0	0.0%
410,798	313,239	330,230	641	Textbooks	582,780	572,558	(10,222)	52,372	421,873	74%	98,313	572,558	(0)	0.0%
103,071	93,338	109,678	642	Library Books & Periodicals	116,555	118,520	1,965	33,903	62,927	53%	21,689	118,520	(0)	0.0%
10,686	9,346	11,773	643	A/V Materials	17,120	15,120	(2,000)	1,000	9,591	63%	4,529	15,120	0	0.0%
164,919	172,701	162,428	690	Non Instructional Supplies	219,299	221,135	1,836	44,391	138,272	63%	38,472	221,135	0	0.0%
12,463	20,242	12,021	691	Health Supplies	16,300	16,300	-	1,749	10,875	67%	3,676	16,300	0	0.0%
$ 2,802,916	**$ 2,806,084**	**$ 2,798,153**		**TOTAL SUPPLIES AND MTLS.**	**$ 3,410,834**	**$ 3,409,271**	**$ (1,563)**	**$ 250,568**	**$ 2,788,362**		**$ 373,476**	**$ 3,412,406**	**(3,135)**	-0.1%
	0.1%	-0.3%			***21.9%***	***21.8%***		***7.3%***	***81.8%***		***11.0%***	***100.1%***	***-0.1%***	
80,020	59,637	58,274	731	Equip-New Instructional	37,037	37,037	-	8,763	20,015	54%	8,260	37,037	(0)	0.0%
929	5,545	125,705	732	Equip-New Non Instructional	350	350	-	-	-	0%		-	350	100.0%
59,931	46,691	81,987	733	Equip-Replace Instructional	111,296	113,952	2,656	26,153	73,618	65%	14,181	113,952	0	0.0%
-	78,515	104,339	734	Equip-Replace Non Instructional	35,223	35,061	(162)	720	18,155	52%	16,186	35,061	(0)	0.0%

WESTPORT PUBLIC SCHOOLS
Quarterly Financial Report - 3Q
3/31/2026
Theoretical Expenditure Rate: 75%

2022-2023 Year-End Expense	2023-2024 Year-End Expense	2024-2025 Year-End Expense (ua)	Object Code	Descriptions	2025-2026 ADOPTED BUDGET	2025-2026 ADJUSTED BUDGET	BUDGET ADJUSTMENT	2025-2026 ENCUMBERED TO DATE	2025-2026 EXPENDED TO DATE	YTD %	ESTIMATED ADJUSTMENTS	PROJECTED TO EOY	BALANCE AVAILABLE	Balance Available %
18,157	13,163	103,608	735	Furniture	66,724	64,230	(2,494)	2,852	63,831	99%	100	66,782	(2,552)	-4.0%
426,734	658,668	646,732	736	Tech Equip-Instructional	763,447	762,292	(1,155)	488	595,781	78%	166,023	762,292	(0)	0.0%
47,923	37,954	24,925	737	Tech Equip-Non Instructional	49,787	50,942	1,155	-	47,107	92%	3,835	50,942	0	0.0%
$ 633,694	**$ 900,171**	**$ 1,145,569**		**TOTAL EQUIPMENT**	**$ 1,063,864**	**$ 1,063,864**	**$ -**	**$ 38,975**	**$ 818,507**		**$ 208,585**	**$ 1,066,067**	**(2,203)**	-0.2%
	42.1%	27.3%			***-7.1%***	***-7.1%***		***3.7%***	***76.9%***		***19.6%***	***100.2%***	***-0.2%***	
86,747	78,767	83,605	810	Dues & Fees	108,706	108,849	143	3,564	78,416	72%	26,869	108,849	(0)	0.0%
30,088	75,913	31,814	811	Student Act & Awards	35,487	35,344	(143)	17,919	7,071	20%	10,355	35,345	(0)	0.0%
755,414	433,541	641,261	812	Student Athletics	664,665	664,665	-	146,269	402,305	61%	116,091	664,665	(0)	0.0%
$ 872,250	**$ 588,221**	**$ 756,681**		**TOTAL OTHER**	**$ 808,858**	**$ 808,858**	**$ -**	**$ 167,752**	**$ 487,792**		**$ 153,315**	**$ 808,859**	**(1)**	0.0%
	-32.6%	28.6%			**6.9%**	**6.9%**		***20.7%***	***60.3%***		***19.0%***	***100.0%***	***0.0%***	
$ 128,813,538	**$ 135,506,700**	**$ 143,137,563**		**GRAND TOTAL**	**$ 150,371,920**	**$ 150,371,920**	**$ -**	**$ 33,759,411**	**$ 111,694,439**		**$ 4,525,192**	**$ 149,979,042**	**$ 392,878**	0.26%
	5.2%	5.6%			**5.1%**	**5.1%**		***22.5%***	***74.3%***		***3.0%***	***99.74%***	***0.26%***	

Item #7

Tax Collector's Office
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Telephone (203)-341-1060

WESTPORT[sm]

APPROVED
Kevin Christie
First Selectman
DATE: 5 / 4 / 26

To: Board of Finance

From: Christine Alison
Tax Collector

Subject: Suspense Tax Book

Date: April 30, 2026

In accordance with State Statute 12-165, this office submits the following Personal Property, Motor Vehicle and Supplemental Motor Vehicle taxes for the transfer to the Suspense Tax Book.

Personal Property Taxes for the list year 2023 - 142 accounts $198,700.92

Motor Vehicle Taxes for list year 2023 - 565 accounts $193,820.21

Supplemental Motor Vehicle Taxes for list year 2023 – 154 accounts $42,705.68

Total Transfer to Suspense Tax Book for list year 2023 - 861 accounts $435,226.81

To the best of our knowledge, these accounts are deemed uncollectible due to relocation, out of business, and unresponsive to repeated requests. This does not negate further efforts; it simply means the account is no longer an asset.

Taxes Collectable and Taxes Paid as of April 30, 2026

Personal Property 1,973 accounts $7,377,998.19 collectable. 1,729 accounts paid $7,242,241.10

Motor Vehicle 23,977 accounts $8,502,767.21 collectable. 23,026 accounts paid $8,287,957.46

Motor Vehicle Supplemental 4362 accounts $1,408,132.53 collectable. 4,083 accounts paid $1,379,445.95
Total taxes collectable 30,312 accounts $17,288,897.93 collectable. Total accounts paid 28,838 $16,909,644.51

approved
may 1, 2026

Inquiry Report TAX COLLECTOR Interest Date : 04/30/2026 Page :1

Bill# / Unique_id / Dist	Name / Address / City/State/Zip	Prop Loc/Veh.Info./Plan-Sew / MBL/LINK # / Flags	TOT Inst / TOT Adj / TOT Paid	Tax Due / Int Due / L/F/Bint Due	Balance Due Now / Discount
2023-02-0000025-00	AGE OF REASON THE	9 POST RD W	81.56	81.56	108.47
00025	9 POST RD W		0.00	26.91	108.47
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0000397-00	COOPERS AUTO PARTS	1763 POST RD E	15.45	15.45	20.55
00397	1763 POST RD E		0.00	5.10	20.55
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0000404-00	CORPORATE COURIER CONN INC	21 CHARLES ST	66.66	66.66	88.66
00404	21 CHARLES ST STE 206		0.00	22.00	88.66
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0000503-00	BRIDGEBROOK MARINA	471 RIVERSIDE AVE	262.16	262.16	330.98
00503	471 RIVERSIDE AVE		0.00	68.82	330.98
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0000509-00	DOCTOR & ASSOCIATES P C	129 KINGS HWY N	2,751.68	1,375.84	1,675.08
00509	129 KINGS HWY N		0.00	299.24	1,675.08
	WESTPORT CT 06880	Back Taxes	1,375.84	0.00	0.00
2023-02-0000543-00	BRODY SUSAN MSW	34 IMPERIAL AVE	72.43	72.43	96.33
00543	34 IMPERIAL AVE		0.00	23.90	96.33
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0000807-00	GALLERY OF KITCHENS AND BATH	1027 POST RD E	3,741.68	3,741.68	4,723.87
00807	1027 POST RD E		0.00	982.19	4,723.87
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0001334-00	WESTPORT SHELL	1530 POST RD E	2,610.36	2,610.36	3,295.58
01334	1530 POST RD E		0.00	685.22	3,295.58
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0001880-00	DREAM SPA LLC	1220 POST RD E	1,189.84	1,189.84	1,502.17
01880	220 RIVERSIDE AVE #1		0.00	312.33	1,502.17
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0002889-00	O AND B INC D	530 RIVERSIDE AVE	2,883.88	2,883.88	3,640.90
02889	530 RIVERSIDE AVE		0.00	757.02	3,640.90
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0003976-00	HK GROUP INC	253 RIVERSIDE AVE	1,382.56	1,382.56	1,745.48
03976	49 RIVERSIDE STE 2		0.00	362.92	1,745.48
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0004046-00	ASHLEY SKATOFF PHOTOGRAPHY LLC	6 LORETTA CT	751.12	563.34	698.55
4046	6 LORETTA CT		0.00	135.21	698.55
	WESTPORT CT 06880		187.78	0.00	0.00
2023-02-0004074-00	ELITE SENIOR CARE LLC	1465 POST RD E	17.13	17.13	22.78
4074	1465 POST RD E		0.00	5.65	22.78
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0004130-00	WESTPORT AUTO REPAIR LLC	1530 POST RD E	2,032.20	2,032.20	2,565.65
4130	1530 POST RD E		0.00	533.45	2,565.65
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0004133-00	MASSAGE ENVY	275 POST RD E	1,415.68	1,415.68	1,787.29
4133	275 POST RD E		0.00	371.61	1,787.29
	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0004141-00	QUATRO HERMANOS LUNCHERIA	43 SAUGATUCK AVE	2,578.68	2,578.68	3,255.58

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4141	43 SAUGATUCK AVE WESTPORT CT 06880		0.00 0.00	676.90 0.00	3,255.58 0.00
2023-02-0004251-00 4251	SHOW TO SELL LLC 25 SYLVAN RD S STE E WESTPORT CT 06880	25 SYLVAN RD S Back Taxes	634.00 0.00 0.00	634.00 166.43 0.00	800.43 800.43 0.00
2023-02-0004278-00 4278	ARTISAN DEVELOPMENT 1465 POST RD E STE 101B WESTPORT CT 06880	1465 POST RD E Back Taxes	19.74 0.00 0.00	19.74 6.51 0.00	26.25 26.25 0.00
2023-02-0004315-00 4315	ENLIGHTENMENTS 60 MAIN ST WESTPORT CT 06880	60 MAIN ST Back Taxes	479.08 0.00 0.00	479.08 125.75 0.00	604.83 604.83 0.00
2023-02-0004317-00 4317	SHARKEYS CUTS FOR KIDS 37 HIGHLAND RD WESTPORT CT 06880	1568 POST RD E Back Taxes	934.92 0.00 0.00	934.92 245.42 0.00	1,180.34 1,180.34 0.00
2023-02-0004428-00 4428	SOUND TITLE LLC 239 MAIN ST 2ND FL WESTPORT CT 06880	239 MAIN ST Back Taxes	37.05 0.00 0.00	37.05 12.23 0.00	49.28 49.28 0.00
2023-02-0004446-00 4446	EVANS HAGEN & CO 611 RIVERSIDE AVE WESTPORT CT 06880	611 RIVERSIDE AVE Back Taxes	115.08 0.00 0.00	115.08 30.20 0.00	145.28 145.28 0.00
2023-02-0004530-00 4530	NEWMAN MICHAEL A 20 JENNIE LN WESTPORT CT 06880	19 COMPO RD S Back Taxes	382.64 0.00 0.00	382.64 100.44 0.00	483.08 483.08 0.00
2023-02-0004544-00 4544	BODY PULSE FITNESS CENTER 10 BAY ST WESTPORT CT 06880	10 BAY ST Back Taxes	883.52 0.00 662.64	220.88 43.07 0.00	263.95 263.95 0.00
2023-02-0004549-00 4549	H & H GENERAL CONSTRUCTION CO 60 CLINTON AVE WESTPORT CT 06880	60 CLINTON AVE Back Taxes	722.28 0.00 0.00	722.28 189.60 0.00	911.88 911.88 0.00
2023-02-0004570-00 4570	AMY FOSTER DEVORE 4 WITCH LANE WESTPORT CT 06880	4 WITCH LN 	382.64 0.00 0.00	382.64 100.44 0.00	483.08 483.08 0.00
2023-02-0004612-00 4612	AREZZO RISTORANTE LLC 5 RIVERSIDE AVE WESTPORT CT 06880	5 RIVERSIDE AVE Back Taxes	2,831.72 0.00 2,274.77	556.95 58.48 0.00	615.43 615.43 0.00
2023-02-0004688-00 4688	MONTANARO R CHRISTOPHER 21 ST JOHN PL WESTPORT CT 06880	21 ST JOHN PL Back Taxes	290.28 0.00 0.00	290.28 76.20 0.00	366.48 366.48 0.00
2023-02-0004800-00 4800	SALIENT RISK ADVISORY SERVICES LLC 176 NEWTOWN TPKE WESTPORT CT 06880	176 NEWTOWN TPKE Back Taxes	142.08 0.00 0.00	142.08 37.29 0.00	179.37 179.37 0.00
2023-02-0004942-00 4942	SCOTT ROCHLIN GENERAL CONTRACTORS 31 MEEKER RD WESTPORT CT 06880	31 MEEKER RD Back Taxes	1,444.00 0.00 0.00	1,444.00 379.06 0.00	1,823.06 1,823.06 0.00
2023-02-0005196-00 5196	LAW OFFICES OF NEAL ROGAN LLC 315 POST RD W - LOWER LEVEL	315 POST RD W 	673.68 0.00	673.68 176.84	850.52 850.52

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	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0005278-00 5278	BRANDWIDTH RX LLC 79 COLEYTOWN RD WESTPORT CT 06880	79 COLEYTOWN RD Back Taxes	184.52 0.00 91.04	93.48 20.36 0.00	113.84 113.84 0.00
2023-02-0005366-00 5366	RUSPINI REALTY LLC 544 RIVERSIDE AVE #4 WESTPORT CT 06880	544 RIVERSIDE AVE Back Taxes	479.08 0.00 0.00	479.08 125.75 0.00	604.83 604.83 0.00
2023-02-0005548-00 5548	NEVAS LAW GROUP 237 POST RD W WESTPORT CT 06880	237 POST RD W Back Taxes	37.43 0.00 0.00	37.43 12.35 0.00	49.78 49.78 0.00
2023-02-0005568-00 5568	LERNER & GUARINO LLC 8 WRIGHT ST 2ND FL WESTPORT CT 06880	8 WRIGHT ST Back Taxes	378.16 0.00 0.00	378.16 99.27 0.00	477.43 477.43 0.00
2023-02-0005578-00 5578	MAR SILVER & COMPANY INC 14 POST RD W WESTPORT CT 06880	14 POST RD W Back Taxes	24.76 0.00 0.00	24.76 8.17 0.00	32.93 32.93 0.00
2023-02-0005613-00 5613	MED THAI LLC 165 POST RD E WESTPORT CT 06880	165 POST RD E Back Taxes	166.08 0.00 0.00	166.08 43.59 0.00	209.67 209.67 0.00
2023-02-0005619-00 5619	SAUGATUCK SWEETS LLC 575 RIVERSIDE AVE WESTPORT CT 06880	575 RIVERSIDE AVE Back Taxes/ Flag: N	1,641.36 0.00 0.00	1,641.36 430.86 0.00	2,072.22 2,072.22 0.00
2023-02-0005781-00 5781	332 WILTON ROAD LLC 332 WILTON RD WESTPORT CT 06880	332 WILTON RD 	360.12 0.00 90.03	270.09 64.83 0.00	334.92 334.92 0.00
2023-02-0005879-00 5879	QUALITY TOWING & AUTO REPAIR LLC 271 POST RD E WESTPORT CT 06880	271 POST RD E Back Taxes	2,380.20 0.00 0.00	2,380.20 624.80 0.00	3,005.00 3,005.00 0.00
2023-02-0005897-00 5897	BAUER HEATHER NUTRITION 21 BRIDGE SQ WESTPORT CT 06880	21 BRIDGE SQ Back Taxes	144.32 0.00 0.00	144.32 37.89 0.00	182.21 182.21 0.00
2023-02-0005922-00 5922	TAILORED HOME LLC 15 MYRTLE AVE WESTPORT CT 06880 JHON ORTIZ	15 MYRTLE AVE Back Taxes	647.24 0.00 0.00	647.24 169.90 0.00	817.14 817.14 0.00
2023-02-0005985-00 5985	GC PIVOTAL LLC 4201 WILSON BLVD SUITE 504 ARLINGTON VA 22203	20 MYRTLE AVE 	477.24 0.00 97.83	379.41 77.90 0.00	457.31 457.31 0.00
2023-02-0006149-00 6149	RIVERSIDE RESTORATION INC 611 RIVERSIDE AVE WESTPORT CT 06880	611 RIVERSIDE AVE Back Taxes	195.52 0.00 0.00	195.52 51.33 0.00	246.85 246.85 0.00
2023-02-0006151-00 6151	CASHMAN EMILY A DR 1720 POST RD E #211 WESTPORT CT 06880	1720 POST RD E 	97.94 0.00 0.00	97.94 32.32 0.00	130.26 130.26 0.00
2023-02-0006156-00 6156	FOODMAN BRUCE A LLC LAW OFFICES 8 WRIGHT ST	8 WRIGHT ST 	49.90 0.00	49.90 16.47	66.37 66.37

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	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006249-00	PEN BUILDING COMPANY	136 MAIN ST	438.12	438.12	553.13
6249	136 MAIN ST #200		0.00	115.01	553.13
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006282-00	PURE HAIR SALON AND BEAUTY STUDIO	24 TAYLOR PLACE	2,578.88	2,578.88	3,255.84
6282	24 TAYLOR PLACE		0.00	676.96	3,255.84
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006288-00	G & G LANDSCAPING	471 RIVERSIDE AVE	499.76	499.76	630.95
6288	471 RIVERSIDE AVE		0.00	131.19	630.95
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006305-00	RYE RIDGE WESTPORT DELICATESSEN	159 MAIN ST	7,988.92	7,988.92	10,086.02
6305	159 MAIN ST		0.00	2,097.10	10,086.02
	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0006314-00	AUDREY PAUL	127 KINGS HWY N	19.74	19.74	26.25
6314	127 KINGS HIGHWAY NORTH		0.00	6.51	26.25
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
	PAULAUDREY				
2023-02-0006317-00	FERRY LANE PARTNERS LLC	1 FERRY LN	77.46	77.46	103.02
6317	250 TANGLEWOOD RD		0.00	25.56	103.02
	STRATFORD CT 06614	Back Taxes	0.00	0.00	0.00
	JASON WOJNAROWSKI				
2023-02-0006361-00	SWOON	15 MYRTLE AVE	192.92	192.92	243.57
6361	15 MYRTLE AVE #9		0.00	50.65	243.57
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006409-00	DEVITO & SONS CONSTRUCTION	56 RAILROAD PL	280.44	280.44	354.06
6409	PO BOX 2509		0.00	73.62	354.06
	WESTPORT CT 06880	Back Taxes/ Flag: D N	0.00	0.00	0.00
2023-02-0006497-00	REBECCA REYNOLDS DESIGN	1263 POST RD E	359.56	179.78	218.88
6497	1263 POST RD E		0.00	39.10	218.88
	WESTPORT CT 06880	Back Taxes	179.78	0.00	0.00
2023-02-0006508-00	NAAN THE	361 POST RD W	2,332.92	2,332.92	2,945.32
6508	361 POST RD W		0.00	612.40	2,945.32
	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0006524-00	JAMES MCLAUGHLIN	22 VANI CT	276.68	276.68	349.31
6524	22 VANI CT		0.00	72.63	349.31
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006582-00	LIFT STRATEGIC PARTNERS LLC	991 POST RD E	117.32	117.32	148.12
6582	991 POST RD E SUITE 102		0.00	30.80	148.12
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006589-00	STEVENS AMY MD	25 IMPERIAL AVE	366.08	366.08	462.17
6589	25 IMPERIAL AVE		0.00	96.09	462.17
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006617-00	RADEL LESLIE LCSW	9 BURR RD	294.00	76.43	91.33
6617	9 BURR RD		0.00	14.90	91.33
	WESTPORT CT 06880		217.57	0.00	0.00
2023-02-0006649-00	DANIELLA STAVREVA-ZLATAREVA	34 IMPERIAL AVE	366.08	366.08	462.17

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6649	34 IMPERIAL AVE		0.00	96.09	462.17
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006683-00	VICTOR SARA LCSW	937 POST RD E	252.12	252.12	318.30
6683	1771 POST RD E		0.00	66.18	318.30
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006727-00	PLAYBOOK COACHING	101 FRANKLIN ST	21.60	21.60	28.73
6727	101 FRANKLIN ST		0.00	7.13	28.73
	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0006737-00	TRUE NORTH TICKETS	21 CHARLES ST	60.14	60.14	79.99
6737	304 MAIN ST STE 5		0.00	19.85	79.99
	NORWALK CT 06851-6167	Back Taxes	0.00	0.00	0.00
2023-02-0006790-00	SALON NASH	179 POST RD W	234.24	117.12	142.59
6790	7 PINE STREET		0.00	25.47	142.59
	OXFORD CT 06478	Back Taxes	117.12	0.00	0.00
2023-02-0006798-00	GOLDEN PIZZA & RESTAURANT	1759 POST RD E	394.76	394.76	498.39
6798	1759 POST RD EAST		0.00	103.63	498.39
	WESTPORT CT 06880		0.00	0.00	0.00
	KERIM YIGIT				
2023-02-0006824-00	ROW HOUSE WESTPORT	380 POST RD E	431.60	431.60	544.90
6824	89 LAKE AVE		0.00	113.30	544.90
	GREENWICH CT 06830	Back Taxes	0.00	0.00	0.00
2023-02-0006842-00	LABOISSONNIERE SABIA LAURA	623 POST RD E	192.92	145.41	180.33
6842	89 LAKE AVE		0.00	34.92	180.33
	GREENWICH CT 06830	Flag: N	47.51	0.00	0.00
2023-02-0006857-00	MIKE STAROPOLI	429 POST RD E	410.20	205.10	249.71
6857	1200 POST RD E BOX#4		0.00	44.61	249.71
	WESTPORT CT 06880	Back Taxes	205.10	0.00	0.00
2023-02-0006902-00	ANGELO ZUCARO	5 EVANS COURT	54.00	54.00	71.82
6902	5 EVANS COURT		0.00	17.82	71.82
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0006909-00	WESTPORT COFFEE EXPERTS LLC	833 POST RD E	3,081.24	3,081.24	3,890.06
6909	833 POST RD E		0.00	808.82	3,890.06
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0006943-00	LIQUID CAPITAL CORP	265 POST RD W	144.48	144.48	182.40
6943	265 POST RD W		0.00	37.92	182.40
	WESTPORT CT 06880	Back Taxes/ Flag: N	0.00	0.00	0.00
2023-02-0006955-00	GOUGHARY SUSAN MS	181 POST RD W	9.50	9.50	12.64
6955	56 ELEANOR TER		0.00	3.14	12.64
	FAIRFIELD CT 06824		0.00	0.00	0.00
2023-02-0006958-00	GILBERT SAMANTHA LSCW	15 KETCHUM ST	251.20	251.20	317.14
6958	15 KETCHUM ST		0.00	65.94	317.14
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0006961-00	BONASERA MELISSA MD	3 SYLVAN RD S	251.20	251.20	317.14
6961	3 SYLVAN RD S		0.00	65.94	317.14
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0006983-00	HLC REALTY LLC	251 RIVERSIDE AVE	30.72	30.72	40.86

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6983	1555 POST RD E WESTPORT CT 06880		0.00 0.00	10.14 0.00	40.86 0.00
2023-02-0006984-00 6984	INTEGRITY LIMOUSINE PO BOX 2575 WESTPORT CT 06880	251 RIVERSIDE AVE Back Taxes	323.24 0.00 0.00	323.24 84.85 0.00	408.09 408.09 0.00
2023-02-0007002-00 7002	NORTHEAST COMMUNITY BANK 830 POST RD E STE 102 WESTPORT CT 06880	830 POST RD E	443.72 0.00 332.79	110.93 23.29 0.00	134.22 134.22 0.00
2023-02-0007006-00 7006	BLOCK MATTERHORN MEDIA GROUP 499 MAIN ST WESTPORT CT 06880	499 MAIN ST Back Taxes	359.36 0.00 0.00	359.36 94.33 0.00	453.69 453.69 0.00
2023-02-0007012-00 7012	MEEHANLAW LLC 29 EAST MAIN ST WESTPORT CT 06880	29 E MAIN ST	359.00 0.00 0.00	359.00 94.24 0.00	453.24 453.24 0.00
2023-02-0007073-00 7073	FALLING WATERS LANDSCAPING 22 OAK RIDGE PK WESTPORT CT 06880	22 OAK RIDGE PK Back Taxes/ Flag: D N	73.36 0.00 0.00	73.36 24.21 0.00	97.57 97.57 0.00
2023-02-0007102-00 7102	CHU WYNATTE 12 POND RD WESTPORT CT 06880	174 LONG LOTS RD Back Taxes	325.84 0.00 0.00	325.84 85.53 0.00	411.37 411.37 0.00
2023-02-0007147-00 7147	LARS BOLANDER 1300 POST RD E WESTPORT CT 06880	1300 POST RD E Back Taxes	228.28 0.00 0.00	228.28 59.93 0.00	288.21 288.21 0.00
2023-02-0007264-00 7264	EXPRESS EDIT 1 EXPRESS DR COLUMBUS OH 43230	125 MAIN ST	2,592.08 0.00 0.00	2,592.08 680.42 0.00	3,272.50 3,272.50 0.00
2023-02-0007286-00 7286	MRS LONDONS ARTISAN BAKERY 44 CHURCH LN WESTPORT CT 06880	44 CHURCH LN Back Taxes	1,673.56 0.00 0.00	1,673.56 439.31 0.00	2,112.87 2,112.87 0.00
2023-02-0007289-00 7289	STEAM - WESTPORT 16 RAILROAD PL WESTPORT CT 06880	16 RAILROAD PL Back Taxes	3,640.20 0.00 0.00	3,640.20 955.55 0.00	4,595.75 4,595.75 0.00
2023-02-0007309-00 7309	UPSILON ENTERTAINMENT GROUP LLC 4 DURHAM RD LARCHMONT NY 10538	60 COMPO BEACH RD Back Taxes	1,222.60 1,450.88 0.00	2,673.48 785.05 0.00	3,458.53 3,458.53 0.00
2023-02-0007331-00 7331	SHOOLEY MITCHELL 4 COBBLE HILL WESTPORT CT 06880	4 COBBLE HILL Back Taxes	730.08 0.00 0.00	730.08 191.64 0.00	921.72 921.72 0.00
2023-02-0007335-00 7335	STUDIO CAFE 15 MYRTLE AVE WESTPORT CT 06880	15 MYRTLE AVE Back Taxes	295.32 0.00 0.00	295.32 77.52 0.00	372.84 372.84 0.00
2023-02-0007342-00 7342	D&M FURNITURE RESTORATION 748 POST RD E WESTPORT CT 06880	748 POST RD E Back Taxes	93.84 0.00 0.00	93.84 30.97 0.00	124.81 124.81 0.00
2023-02-0007348-00 7348	NOXUZS 10 BAY ST	10 BAY ST	1,431.88 0.00	1,431.88 375.86	1,807.74 1,807.74

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	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0007368-00 7368	CONGRESS WEALTH MANAGEMENT 8 WRIGHT ST WESTPORT CT 06880	8 WRIGHT ST	309.84 0.00 0.00	309.84 81.33 0.00	391.17 391.17 0.00
2023-02-0007378-00 7378	UP NORTH CT LLC 15 MYRTLE AVE WESTPORT CT 06880	10 MYRTLE AVE Back Taxes	175.96 0.00 0.00	175.96 46.20 0.00	222.16 222.16 0.00
2023-02-0007386-00 7386	FIT CLUB-WESTPORT 1362 POST RD E WESTPORT CT 06880	1362 POST RD E Back Taxes	144.48 0.00 0.00	144.48 37.92 0.00	182.40 182.40 0.00
2023-02-0007388-00 7388	LEGACY MARTIAL ARTS OF WESTPORT 419 POST RD E WESTPORT CT 06880	419 POST RD E Back Taxes	431.80 0.00 0.00	431.80 113.35 0.00	545.15 545.15 0.00
2023-02-0007399-00 7399	GLORIA GOUVEIA 131 KINGS HWY N WESTPORT CT 06880	131 KINGS HWY N Back Taxes	7.63 0.00 0.00	7.63 2.52 0.00	10.15 10.15 0.00
2023-02-0007406-00 7406	WESTPORT INTERGRATIVE MEDICINE 883 BLACK ROCK TPKE STE 2 FAIRFIELD CT 06825-4718	1 TURKEY HILL RD S	314.12 0.00 78.53	235.59 56.54 0.00	292.13 292.13 0.00
2023-02-0007465-00 7465	FLORES ALFREDO 19 C BRIDGE SQ WESTPORT CT 06880	19 BRIDGE SQ Back Taxes	214.88 0.00 0.00	214.88 56.41 0.00	271.29 271.29 0.00
2023-02-0007544-00 7544	DSILVA STEPHEN JOYSON 81 COMPO RD S WESTPORT CT 06880	81 COMPO RD S Back Taxes	313.76 0.00 156.88	156.88 34.13 0.00	191.01 191.01 0.00
2023-02-0007588-00 7588	BEHRMANN DAWN 48 CRESCENT RD WESTPORT CT 06880	48 CRESCENT RD Back Taxes/ Flag: N	1,176.96 0.00 0.00	1,176.96 308.96 0.00	1,485.92 1,485.92 0.00
2023-02-0007617-00 7617	WEINER BRIAN M 9 SUMMER HILL RD WESTPORT CT 06880	9 SUMMER HILL RD Back Taxes	924.12 0.00 0.00	924.12 242.58 0.00	1,166.70 1,166.70 0.00
2023-02-0007623-00 7623	TARGETED REAL ESTATE EQUITIES LLC 500 POST ROAD EAST 2ND FLOOR WESTPORT CT 06880 DANIEL STEINBERG	1 KETCHUM ST Back Taxes	1,433.76 0.00 0.00	1,433.76 376.38 0.00	1,810.14 1,810.14 0.00
2023-02-0007628-00 7628	BINDER SPENCER PARTNERS 2 RIVERSIDE AVE WESTPORT CT 06880	2 RIVERSIDE AVE Back Taxes	306.32 0.00 229.74	76.58 14.93 0.00	91.51 91.51 0.00
2023-02-0007629-00 7629	BLUE & CREAM 46-48 POST RD E WESTPORT CT 06880	46 POST RD E Back Taxes	3,714.68 0.00 0.00	3,714.68 975.10 0.00	4,689.78 4,689.78 0.00
2023-02-0007637-00 7637	DRY BAR WESTPORT 5171 GLENWOOD AVE STE 365 RALEIGH NC 27612	619 POST RD E	1,998.48 0.00 500.57	1,497.91 359.46 20.00	1,877.37 1,877.37 0.00
2023-02-0007641-00 7641	MEXICUE 38 MAIN ST	38 MAIN ST	10,296.88 0.00	5,225.67 1,139.47	6,365.14 6,365.14

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	WESTPORT CT 06880		5,071.21	0.00	0.00
2023-02-0007655-00 7655	GLOSSLAB 33 ELM ST WESTPORT CT 06880	33 ELM ST Back Taxes/ Flag: N	18,573.44 0.00 0.00	18,573.44 4,875.54 0.00	23,448.98 23,448.98 0.00
2023-02-0007659-00 7659	BRADY COLLECTION THE 5A SCONSET SQUARE WESTPORT CT 06880	5 SCONSET SQ Back Taxes	2,786.48 0.00 686.17	2,100.31 504.39 0.00	2,604.70 2,604.70 0.00
2023-02-0007670-00 7670	BODY SCULPT EUROPA 60 NEWTOWN RD UNIT 264 DANBURY CT 06810	25 SYLVAN RD Back Taxes/ Flag: N	1,300.24 0.00 0.00	1,300.24 341.31 0.00	1,641.55 1,641.55 0.00
2023-02-0007674-00 7674	SIRIANO CHRISTIAN 940 POST RD E WESTPORT CT 06880	940 POST RD E Back Taxes/ Flag: N	13,001.44 0.00 0.00	13,001.44 3,412.88 0.00	16,414.32 16,414.32 0.00
2023-02-0007683-00 7683	IQ ICE CREAM LLC 1240 POST RD E WESTPORT CT 06880	1240 POST RD E	4,023.80 0.00 3,017.85	1,005.95 196.16 0.00	1,202.11 1,202.11 0.00
2023-02-0007720-00 7720	REFINED LASH STUDIO BY VICTORIA JANELLE 155 POST RD E STE 16 WESTPORT CT 06880	155 POST RD E Back Taxes	836.04 0.00 0.00	836.04 219.46 0.00	1,055.50 1,055.50 0.00
2023-02-0007728-00 7728	WESTPORT NUTRITION 375 POST RD W WESTPORT CT 06880	375 POST RD W Back Taxes/ Flag: N	1,393.32 0.00 0.00	1,393.32 365.74 0.00	1,759.06 1,759.06 0.00
2023-02-0007732-00 7732	TOP AESTHETICS LASER 420 POST RD W 2ND FL WESTPORT CT 06880	420 POST RD W 2ND FL Back Taxes	1,857.36 0.00 0.00	1,857.36 27.88 0.00	1,885.24 1,885.24 0.00
2023-02-0007752-00 7752	ZURITA INSURANCE & FINANCIAL SERVICES 163 MAIN ST WESTPORT CT 06880	163 MAIN ST	248.76 0.00 0.00	248.76 65.30 0.00	314.06 314.06 0.00
2023-02-0007756-00 7756	GORDON FINE ARTS GALLERY 205 MAIN ST WESTPORT CT 06880 SUSAN BROWN GORDON	205 MAIN ST	23.83 0.00 0.00	23.83 7.86 0.00	31.69 31.69 0.00
2023-02-0007763-00 7763	WESTPORT PERSPECTIVE PLLC 15 KETCHUM ST WESTPORT CT 06880	15 KETCHUM ST Back Taxes	929.16 0.00 0.00	929.16 243.91 0.00	1,173.07 1,173.07 0.00
2023-02-0007828-00 7828	WRIGHT CALEB PO BOX 727 WESTPORT CT 06880	611 RIVERSIDE AVE Back Taxes	147.84 0.00 144.78	3.06 0.46 0.00	3.52 3.52 0.00
2023-02-0007862-00 7862	MOHEGAN SMOKE SHOP 1803 POST RD E WESTPORT CT 06880	1803 POST RD E	178.96 0.00 0.00	178.96 46.97 0.00	225.93 225.93 0.00
2023-02-0007890-00 7890	OKA USA LLC 44 MAIN ST WESTPORT CT 06880	44 MAIN ST Flag: N	10,444.16 0.00 0.00	10,444.16 2,741.59 0.00	13,185.75 13,185.75 0.00
2023-02-0007910-00 7910	GALLO EXPRESS 793 POST RD E	793 POST RD E	1,630.76 0.00	1,630.76 428.08	2,058.84 2,058.84

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	WESTPORT CT 06880	Flag: N	0.00	0.00	0.00
2023-02-0007950-00	CHU WYNATTE DDS	127 KINGS HWY N	2,883.32	2,883.32	3,640.19
7950	127 KINGS HWY N		0.00	756.87	3,640.19
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0007964-00	DAVIDE	31 CHURCH LN	1,300.80	1,300.80	1,642.26
7964	31 CHURCH LN		0.00	341.46	1,642.26
	WESTPORT CT 06880	Flag: N	0.00	0.00	0.00
2023-02-0007977-00	EDGEWATER SEPTIC AND PUMP	1771 POST RD E STE 220	373.32	373.32	471.32
7977	1771 POST RD E STE 220		0.00	98.00	471.32
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0007981-00	HAPPY PANDA MANDARIN SCHOOL	179 POST RD W 2ND FL	1,727.56	1,727.56	2,181.04
7981	179 POST RD W 2ND FL		0.00	453.48	2,181.04
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0007983-00	STAMFORD MODERN	272 POST RD E	5,850.96	5,850.96	7,386.83
7983	272 POST RD E		0.00	1,535.87	7,386.83
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0008035-00	COLLINSON HOWE VENTURE PARTNERS	113 POST RD E	761.76	8.57	10.57
8035	113 POST RD E		0.00	2.00	10.57
	WESTPORT CT 06880		753.19	0.00	0.00
2023-02-0008039-00	SHEIBER ANNABELLE	174 LONG LOTS RD	814.64	610.98	757.61
8039	9 BURR FARMS RD		0.00	146.63	757.61
	WESTPORT CT 06880		203.66	0.00	0.00
2023-02-0008041-00	PERE NEVIN	174 LONG LOTS RD	814.64	814.64	1,028.48
8041	88 PANCAKE HOLLOW RD		0.00	213.84	1,028.48
	HIGHLAND NY 12528		0.00	0.00	0.00
2023-02-0008044-00	PURCELL MARTIN	174 LONG LOTS RD	814.64	814.64	1,028.48
8044	634 SILVERMINE RD		0.00	213.84	1,028.48
	NEW CANAAN CT 06840		0.00	0.00	0.00
2023-02-0008049-00	WESTPORT STRETCH LLC	417 POST RD EAST	259.56	259.56	327.68
8049	417 POST RD EAST		0.00	68.12	327.68
	WESTPORT CT 06880		0.00	0.00	0.00
	AHMED MOHAMED				
2023-02-0098550-00	OMARS PLANET PIZZA LLC	383 POST RD E	509.84	254.92	310.36
98550	383 POST RD E		0.00	55.44	310.36
	WESTPORT CT 06880	Back Taxes	254.92	0.00	0.00
2023-02-0099729-00	DESIGN UPHOLSTERY LLC	22 RIVERSIDE AVE	182.12	182.12	229.93
99729	22 RIVERSIDE AVE		0.00	47.81	229.93
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0099800-00	SAUGATUCK TAXI	251 RIVERSIDE AVE	798.44	798.44	1,008.03
99800	P O BOX 2575		0.00	209.59	1,008.03
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0099973-00	RECOVERY GROUP THE	728 POST RD E	128.68	128.68	162.46
99973	728 POST RD E STE 205		0.00	33.78	162.46
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0100069-00	BURKE CONSTRUCTION INC	468 POST RD E	815.56	815.56	1,029.64
100069	468 POST RD E		0.00	214.08	1,029.64

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	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-0100522-00	FIG LINENS	7 CHURCH LN	182.48	91.24	111.09
100522	7 CHURCH LN		0.00	19.85	111.09
	WESTPORT CT 06880		91.24	0.00	0.00
2023-02-0100528-00	NADO PAVING OF CONNECTICUT LLC		227.36	227.36	287.04
100528	PO BOX 72		0.00	59.68	287.04
	WESTPORT CT 06881	Back Taxes	0.00	0.00	0.00
2023-02-0100926-00	MOCH SUSAN A LAW OFFICES	6 E MAIN ST	788.36	788.36	995.30
100926	6 EAST MAIN ST STE 2		0.00	206.94	995.30
	WESTPORT CT 06880		0.00	0.00	0.00
2023-02-0101065-00	GOODMAN SUSAN LCSW	25 IMPERIAL AVE	139.84	139.84	176.55
101065	25 IMPERIAL AVE		0.00	36.71	176.55
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-1011376-00	3P CREATIVE	39 GUYER RD	263.12	263.12	332.20
1011376	39 GUYER RD		0.00	69.08	332.20
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
2023-02-1011573-00	ROTH RANDI PHD	3 SYLVAN RD S	95.71	95.71	127.29
1011573	3 SYLVAN RD S		0.00	31.58	127.29
	WESTPORT CT 06880	Back Taxes	0.00	0.00	0.00
# Of Acct (s) : 142			**173,762.78**	**158,145.12**	**198,700.92**
			1,450.88	**40,535.80**	**198,700.92**
			17,068.54	**20.00**	**0.00**

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2023-03-0030011-00 30011	A P CANVAS INC 22 PARK LN WESTPORT CT 06880-4417	/1FTBR1C88MKA64027/2021/FORD/TRANSIT LINK # 2023-MV-0000009 MV-O/DMV CIVLS: 7005954-6940186-N	535.70 0.00 0.00	535.70 176.78 5.00	717.48 717.48 0.00
2023-03-0030084-00 30084	ABINADER STEPHEN F 18 VANI CT WESTPORT CT 06880-6038	/1C4RJFAG9HC726775/2017/JEEP/GRAND CH LINK # 2023-MV-0000030 MV-O/DMV CIVLS: 6325647-5672188-N	243.18 0.00 0.00	243.18 80.25 5.00	328.43 328.43 0.00
2023-03-0030257-00 30257	ACE PLUMBING SEWER DRA 12 BROAD ST WESTPORT CT 06880-1101	/1C6RR7NTXDS504064/2013/RAM/RAM TRUC LINK # 2023-MV-0000046 MV-O/DMV CIVLS: 5794129-5111650-N	255.84 0.00 0.00	255.84 84.43 5.00	345.27 345.27 0.00
2023-03-0030269-00 30269	ACUNA LUCAS D 163 PECKHAM ST NE PALM BAY FL 06880-4506	/1GCPTEE16K1125845/2019/CHEVR/COLORADO LINK # 2023-MV-0000055 MV-O/DMV CIVLS: 3460639-6783938-N	502.74 0.00 0.00	502.74 165.90 5.00	673.64 673.64 0.00
2023-03-0030313-00 30313	ADLER CRAIG M 10 DAVENPORT AVE WESTPORT CT 06880-5805	/WAUDNAF45JA174545/2018/AUDI/A4 PREMI LINK # 2023-MV-0000089 Back Taxes/MV-O/DMV CIVLS: 3117716-5047571-N	271.48 0.00 0.00	271.48 89.59 5.00	366.07 366.07 0.00
2023-03-0030401-00 30401	AL S ANGELS INC 342 GREENS FARMS RD WESTPORT CT 06860	/1C4PJMBX6ND543236/2022/JEEP/CHEROKEE LINK # 2023-MV-0000133 MV-O/DMV CIVLS: 6048029-6932297-N	439.99 0.00 0.00	439.99 145.20 5.00	590.19 590.19 0.00
2023-03-0030441-00 30441	ALL SEASONS CONSTRUCTION LLC 2 AUGUSTA DRIVE DANBURY CT 06810	/1GCVKREC9EZ195509/2014/CHEVR/SILVERAD LINK # 2023-MV-0000158 /DMV CIVLS: 1877626-181150-N	228.84 0.00 0.00	228.84 75.52 5.00	309.36 309.36 0.00
2023-03-0030580-00 30580	ANCONA ANTHONY A 68 CENTER ST WESTPORT CT 06880-5313	/1HGCV3F26NA034973/2022/HONDA/ACCORD H LINK # 2023-MV-0000250 Back Taxes/MV-O/DMV CIVLS: 3218718-6809256-N	400.52 0.00 0.00	400.52 132.17 5.00	537.69 537.69 0.00
2023-03-0030584-00 30584	ANDERSEN BETTYE V 11 CLOVER LN WESTPORT CT 06880-2626	/1N4AL3AP8DN464256/2013/NISSA/ALTIMA 2 LINK # 2023-MV-0000253 MV-O/DMV CIVLS: 3862813-303208-N	96.82 0.00 0.00	96.82 31.95 5.00	133.77 133.77 0.00
2023-03-0030598-00 30598	ANDERSON KRISTOFER P 11 HILLANDALE RD WESTPORT CT 06880-5208	/JN1CV6AR0DM768657/2013/INFIN/G37 AWD LINK # 2023-MV-0000264 Back Taxes/MV-O/DMV CIVLS: 6642674-6337554-N	130.71 0.00 0.00	130.71 43.13 5.00	178.84 178.84 0.00
2023-03-0030626-00 30626	ANDRIUK MARK J 5 MALLARD LN WESTPORT CT 06880-4129	/1GC2KXCG2BZ433130/2011/CHEVR/SILVERAD LINK # 2023-MV-0000286 MV-O/DMV CIVLS: 3393924-2600569-N	200.72 0.00 0.00	200.72 66.24 5.00	271.96 271.96 0.00
2023-03-0030632-00 30632	ANGELI PAOLO 1 LONGVIEW RD WESTPORT CT 06880-6521	/1C4RJFAG4CC279281/2012/JEEP/GRAND CH LINK # 2023-MV-0000292 MV-O/DMV CIVLS: 6084599-2804896-N	122.89 0.00 0.00	122.89 40.55 5.00	168.44 168.44 0.00
2023-03-0030666-00 30666	APARICIO-JERRO ANDREW J 1 SNIFFEN RD WESTPORT CT 06880-1222	/1C4HJWEG2EL240357/2014/JEEP/WRANGLER LINK # 2023-MV-0000314 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 4869734-1925991-N	262.91 0.00 0.00	262.91 86.76 5.00	354.67 354.67 0.00
2023-03-0030697-00 30697	ARCANO CASSANDRA 182A SAUGATUCK AVE WESTPORT CT 06880-5829	/WDBUF87X89B432420/2009/MERCE/E3504M A LINK # 2023-MV-0000340 Back Taxes/MV-O/DMV CIVLS: 5394374-524201-N	72.06 0.00 0.00	72.06 23.78 5.00	100.84 100.84 0.00
2023-03-0030698-00	ARCANO CASSANDRA	/WP1AA2AY9KDA08397/2019/PORSC/CAYENNE	610.36	610.36	811.78

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30698	182 SAUGATUCK AVE # A WESTPORT CT 06880-5829	LINK # 2023-MV-0000340 Back Taxes/MV-O/DMV CIVLS: 5394374-5280537-N	0.00 0.00	201.42 0.00	811.78 0.00
2023-03-0030699-00 30699	ARCEE JOANNA S 1655 POST RD E UNIT 2603 WESTPORT CT 06880-7632	/1FMCU9H69MUA09269/2021/FORD/ESCAPE S LINK # 2023-MV-0000341 Back Taxes/MV-O/DMV CIVLS: 2772668-6441264-N	354.52 0.00 0.00	354.52 116.99 5.00	476.51 476.51 0.00
2023-03-0030717-00 30717	ARGUETA CORNEJO OSCAR A 32 WRIGHT ST WESTPORT CT 06880-3112	/4S4BSAAC9F3260000/2015/SUBAR/OUTBACK LINK # 2023-MV-0000357 MV-O/DMV CIVLS: 6124756-4575981-N	183.41 -30.63 0.00	152.78 50.42 5.00	208.20 208.20 0.00
2023-03-0030720-00 30720	ARIAS ARNULFO 6 JENNIE LN WESTPORT CT 06880-6001	/JTEDP21A150048870/2005/TOYOT/HIGHLAND LINK # 2023-MV-0000359 Back Taxes/MV-O/DMV CIVLS: 1747093-2133030-N	69.45 0.00 0.00	69.45 22.92 5.00	97.37 97.37 0.00
2023-03-0030764-00 30764	ARONSON STUART D 37 RED COAT RD WESTPORT CT 06880-1411 ARONSON TOR A	/WDDGF8BB9AF406714/2010/MERCE/C300 4 M LINK # 2023-MV-0000389 MV-O/DMV CIVLS: 3699338-1419904-6158115N	79.14 0.00 0.00	79.14 26.12 5.00	110.26 110.26 0.00
2023-03-0030765-00 30765	ARONSON STUART D 37 RED COAT RD WESTPORT CT 06880-1411	/4S3GTAD61N3720780/2022/SUBAR/IMPREZA LINK # 2023-MV-0000388 MV-O/DMV CIVLS: 3699338-6619806-N	333.30 0.00 0.00	333.30 109.99 0.00	443.29 443.29 0.00
2023-03-0030813-00 30813	ATTKISS SONIA M 56 ROSEVILLE RD WESTPORT CT 06880-3714	/JTERU5JR8N6051753/2022/TOYOT/4RUNNER LINK # 2023-MV-0000421 MV-O/DMV CIVLS: 2967335-6719024-N	603.10 -50.05 0.00	553.05 182.51 5.00	740.56 740.56 0.00
2023-03-0030836-00 30836	AVDIU OPALA D 2 CONTE PL WESTPORT CT 06880	/0704412036313/1977/MERCE/450 SL LINK # 2023-MV-0000444 Back Taxes/MV-O/DMV CIVLS: 2346092-6196279-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0030837-00 30837	AVDIU OPALA D 2 CONTE PL WESTPORT CT 06880	/5YJ3E1EBXKF520760/2019/TESLA/MODEL 3 LINK # 2023-MV-0000444 Back Taxes/MV-O/DMV CIVLS: 2346092-5683809-N	398.28 0.00 0.00	398.28 131.43 0.00	529.71 529.71 0.00
2023-03-0030838-00 30838	AVDIU OPALA D 2 CONTE PL WESTPORT CT 06880	/3VV2B7AX3JM066128/2018/VOLKS/TIGUAN S LINK # 2023-MV-0000445 Back Taxes/MV-O/DMV CIVLS: 3724352-6382905-N	243.36 0.00 0.00	243.36 80.31 5.00	328.67 328.67 0.00
2023-03-0030969-00 30969	BAKKILA VICTOR M 6 HIGHWOOD LN WESTPORT CT 06880-1126	/3FMCR9B67MRA17629/2021/FORD/BRONCO S LINK # 2023-MV-0000535 MV-O/DMV CIVLS: 6708963-6269231-N	367.19 0.00 0.00	367.19 121.17 5.00	493.36 493.36 0.00
2023-03-0030975-00 30975	BALAY ERIC 12 NORTH AVE WESTPORT CT 06880-2713	/VBKV59402HM958842/2017/KTM/1290 SUP LINK # 2023-MV-0000541 MV-O/ Flag: N /DMV CIVLS: 6341522-5939936-N	167.58 0.00 0.00	167.58 55.30 5.00	227.88 227.88 0.00
2023-03-0030976-00 30976	BALAY ERIC 12 NORTH AVE WESTPORT CT 06880-2713	/WBA1J9C56FVX98431/2015/BMW/M235XI LINK # 2023-MV-0000541 MV-O/ Flag: N /DMV CIVLS: 6341522-1345630-N	244.67 0.00 0.00	244.67 80.74 0.00	325.41 325.41 0.00
2023-03-0031024-00	BANGIA ASHISH	/ZDM1RA2K46B083223/2006/DUCAT/MONSTER	24.58	24.58	37.69

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31024	36 BRIDGE ST WESTPORT CT 06880-4930	LINK # 2023-MV-0000577 Back Taxes/MV-O/DMV CIVLS: 6404557-5385389-N	0.00 0.00	8.11 5.00	37.69 0.00
2023-03-0031039-00 31039	BANSAK RONALD R JR 22 DAVENPORT AVE # 2 WESTPORT CT 06880-5805	/5J6YH286X5L004072/2005/HONDA/ELEMENT LINK # 2023-MV-0000587 Back Taxes/MV-O/DMV CIVLS: 3957860-2072305-N	65.91 0.00 0.00	65.91 21.75 5.00	92.66 92.66 0.00
2023-03-0031095-00 31095	BAROSKY ROSE S 11 SACHEM TRL WESTPORT CT 06880-5715	/1G8AJ52F54Z154537/2004/SATUR/ION LEVE LINK # 2023-MV-0000629 MV-O/DMV CIVLS: 3906073-105230-N	35.19 0.00 0.00	35.19 11.61 5.00	51.80 51.80 0.00
2023-03-0031177-00 31177	BASTOS CARRILLO SANDRA K 9 HIAWATHA LN WESTPORT CT 06880-5810	/JTDJT923475034463/2007/TOYOT/YARIS LINK # 2023-MV-0000685 MV-O/DMV CIVLS: 6453748-3142425-N	64.61 0.00 0.00	64.61 21.32 0.00	85.93 85.93 0.00
2023-03-0031178-00 31178	BASTOS CARRILLO SANDRA K 9 HIAWATHA LN WESTPORT CT 06880-5810	/5YFEPRAE0LP004284/2020/TOYOT/COROLLA LINK # 2023-MV-0000685 MV-O/DMV CIVLS: 6453748-5403031-N	248.95 0.00 0.00	248.95 82.15 0.00	331.10 331.10 0.00
2023-03-0031179-00 31179	BASTOS CARRILLO SANDRA K 9 HIAWATHA LN WESTPORT CT 06880-5810	/KNDJT2A21A7098780/2010/KIA/SOUL +/! LINK # 2023-MV-0000685 MV-O/DMV CIVLS: 6453748-7169549-N	77.65 0.00 0.00	77.65 25.62 0.00	103.27 103.27 0.00
2023-03-0031381-00 31381	BELTA KELSEY L 128 BAYBERRY LN WESTPORT CT 06880-4034	/WP1AB2AP5ALA50090/2010/PORSC/CAYENNE LINK # 2023-MV-0000825 MV-O/DMV CIVLS: 2561959-6701088-N	139.46 0.00 0.00	139.46 46.02 5.00	190.48 190.48 0.00
2023-03-0031390-00 31390	BEN-EFRAIM DANIEL 10 DONOHUE DR NORWALK CT 06851-1019	/5XYP5DHC8MG107240/2021/KIA/TELLURID LINK # 2023-MV-0000833 Back Taxes/MV-O/DMV CIVLS: 6917610-5939843-N	553.95 0.00 0.00	553.95 182.80 5.00	741.75 741.75 0.00
2023-03-0031436-00 31436	BENSON MICHAEL P 15 DAVENPORT AVE WESTPORT CT 06880-5800	/3N1AB8CV0LY239257/2020/NISSA/SENTRA S LINK # 2023-MV-0000868 Back Taxes/MV-O/DMV CIVLS: 5067626-5876520-N	239.83 0.00 0.00	239.83 79.14 5.00	323.97 323.97 0.00
2023-03-0031490-00 31490	BERKEY DUANE P 15 WEDGEWOOD RD WESTPORT CT 06880-2736	/4JGDF7DE8GA638656/2016/MERCE/GL550 4 LINK # 2023-MV-0000901 Back Taxes/MV-O/DMV CIVLS: 4925259-3919109-N	345.40 0.00 0.00	345.40 113.98 5.00	464.38 464.38 0.00
2023-03-0031530-00 31530	BERNEGGER LUKE M 3 RIDGE DR WESTPORT CT 06880-4936	/1HGCP2F3XCA059594/2012/HONDA/ACCORD L LINK # 2023-MV-0000932 MV-O/DMV CIVLS: 7078179-7131655-N	127.36 0.00 0.00	127.36 42.03 5.00	174.39 174.39 0.00
2023-03-0031537-00 31537	BERNIER STEPHAINE L 17 LEES LN WESTPORT CT 06880-2019	/WBAEU33442PF71527/2002/BMW/325XI LINK # 2023-MV-0000938 Back Taxes/MV-O/DMV CIVLS: 6690303-6216402-N	50.46 0.00 0.00	50.46 16.65 5.00	72.11 72.11 0.00
2023-03-0031550-00 31550	BERNSOHN MATTHEW C 191 GREENS FARMS RD WESTPORT CT 06880	/5TDJZRFH1KS614731/2019/TOYOT/HIGHLAND LINK # 2023-MV-0000946 Back Taxes/MV-O/DMV CIVLS: 5910915-5593179-N	416.53 0.00 0.00	416.53 137.45 5.00	558.98 558.98 0.00
2023-03-0031551-00 31551	BERNSOHN MATTHEW C 191 GREENS FARMS RD WESTPORT CT 06880	/1G1FY6S0XP4106647/2023/CHEVR/BOLT EUV LINK # 2023-MV-0000946 Back Taxes/MV-O/DMV CIVLS: 5910915-6819156-N	355.46 0.00 0.00	355.46 117.30 0.00	472.76 472.76 0.00

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2023-03-0031662-00 31662	BIFANO SCOTT A 18 WASSELL LN WESTPORT CT 06880-1252	/JT3VN39W4S0216957/1995/TOYOT/4RUNNER LINK # 2023-MV-0001018 Back Taxes/MV-O/DMV CIVLS: 1253657-3139008-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0031700-00 31700	BIRNIE WILLIAM A JR 11 EDGEMARTH HILL RD WESTPORT CT 06880-6209	/1FAFP55S5YG183353/2000/FORD/TAURUS S LINK # 2023-MV-0001047 Back Taxes/MV-O/ Flag: D N /DMV CIVLS: 4564587-2181-N	35.38 0.00 0.00	35.38 11.68 5.00	52.06 52.06 0.00
2023-03-0031727-00 31727	BLACKSHAW REBECCA M 19 WEBB RD WESTPORT CT 06880-3728	/JF1GG68534H819725/2004/SUBAR/IMPREZA LINK # 2023-MV-0001065 Back Taxes/MV-O/DMV CIVLS: 3440365-2772430-N	73.36 0.00 0.00	73.36 24.21 5.00	102.57 102.57 0.00
2023-03-0031761-00 31761	BLAQUIERE KATHERINE P 7 DEEPWOOD LN WESTPORT CT 06880-1317	/5NTJEDAF6NH012620/2022/HYUND/SANTA CR LINK # 2023-MV-0001089 MV-O/ Flag: N /DMV CIVLS: 1131050-6873281-N	452.65 0.00 0.00	452.65 149.37 5.00	607.02 607.02 0.00
2023-03-0031768-00 31768	BLAU EILEEN 8 BAYBERRY RDG RD WESTPORT CT 06880-1712	/JNXHF16C7NT011455/1992/INFIN/M30 LINK # 2023-MV-0001093 Back Taxes/MV-O/DMV CIVLS: 5761741-2497742-N	46.74 0.00 0.00	46.74 15.42 5.00	67.16 67.16 0.00
2023-03-0031769-00 31769	BLAU EILEEN 8 BAYBERRY RDG RD WESTPORT CT 06880-1712	/4S4BSENC7G3246258/2016/SUBAR/OUTBACK LINK # 2023-MV-0001093 Back Taxes/MV-O/DMV CIVLS: 5761741-3755704-N	274.65 0.00 0.00	274.65 90.63 0.00	365.28 365.28 0.00
2023-03-0032015-00 32015	BOUVIER BRIAN C 17 SUNLIT DR NORWALK CT 06851-4308	/WA1LAAF74KD034632/2019/AUDI/Q7 PREMI LINK # 2023-MV-0001247 Back Taxes/MV-O/DMV CIVLS: 4864890-5570680-N	421.74 0.00 0.00	421.74 139.17 5.00	565.91 565.91 0.00
2023-03-0032045-00 32045	BOYER TRACY B 12 HALES CT WESTPORT CT 06880-6127	/5N1AT2MT2KC770175/2019/NISSA/ROGUE S LINK # 2023-MV-0001272 MV-O/DMV CIVLS: 6312419-6764732-N	234.61 0.00 0.00	234.61 77.42 5.00	317.03 317.03 0.00
2023-03-0032086-00 32086	BRALVER CHARLES N 52 MORNINGSIDE DR S WESTPORT CT 06880-5415	/ZARBB32G0M6005268/1991/ALFA/SPIDER LINK # 2023-MV-0001304 Back Taxes/MV-O/DMV CIVLS: 2613945-1773263-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0032106-00 32106	BRANTLEY MALIK E 30 HALES COURT WESTPORT CT 06880 BRANTLEY CLAUDINE T	/3KPFK4A74JE222525/2018/KIA/FORTE LX LINK # 2023-MV-0001319 Back Taxes/MV-O/DMV CIVLS: 4328598-4947193-5535739N	176.70 0.00 0.00	176.70 58.31 5.00	240.01 240.01 0.00
2023-03-0032193-00 32193	BRION GORDON L 2ND 8 CROSS ST APT 2 WESTPORT CT 06880-4228	/2HKRM4H75GH719018/2016/HONDA/CR-V EX- LINK # 2023-MV-0001380 Back Taxes/MV-O/DMV CIVLS: 1739052-5845725-N	261.05 0.00 0.00	261.05 86.15 5.00	352.20 352.20 0.00
2023-03-0032205-00 32205	BROCKWELL SHARON J 11 CACCAMO LN WESTPORT CT 06880-2505	/5FNYF4H94CB071302/2012/HONDA/PILOT TO LINK # 2023-MV-0001389 MV-O/DMV CIVLS: 1825268-1706616-N	148.59 0.00 0.00	148.59 49.03 5.00	202.62 202.62 0.00
2023-03-0032224-00 32224	BRODY SUSAN 5 SHERWOOD DR	/LYV102RK6JB082759/2018/VOLVO/XC60 T5 LINK # 2023-MV-0001403	323.24 0.00	323.24 106.67	434.91 434.91

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	WESTPORT CT 06880-6625	MV-O/DMV CIVLS: 1412786-4942358-N	0.00	5.00	0.00
2023-03-0032264-00 32264	BROWN HARRY J 42 GUYER RD WESTPORT CT 06880-5103	/WDBJF65JX1B388527/2001/MERCE/E320 LINK # 2023-MV-0001437 MV-O/ Flag: N /DMV CIVLS: 2508989-893404-N	56.98 0.00 0.00	56.98 18.80 5.00	80.78 80.78 0.00
2023-03-0032278-00 32278	BROWN VANESSA L 292 CLIFTON PL UNIT 2 BROOKLYN NY 11216	/3VWG57AUXKM019906/2019/VOLKS/GOLF S LINK # 2023-MV-0001450 Back Taxes/MV-O/DMV CIVLS: 6739790-6489610-N	216.36 0.00 0.00	216.36 71.40 5.00	292.76 292.76 0.00
2023-03-0032288-00 32288	BROWNSTEIN REBECCA L 2 SWALLOW LN WESTPORT CT 06880-6735	/JM3TCBCY2K0307455/2019/MAZDA/CX-9 TOU LINK # 2023-MV-0001458 Back Taxes/MV-O/DMV CIVLS: 5184602-6483657-N	330.51 0.00 0.00	330.51 109.07 5.00	444.58 444.58 0.00
2023-03-0032290-00 32290	BRUAN WALTER F 7 SIPPERLEYS HILL RD WESTPORT CT 06880-1245	/2T3P1RFV4NW284464/2022/TOYOT/RAV4 XLE LINK # 2023-MV-0001460 Back Taxes/MV-O/DMV CIVLS: 5030240-6730257-N	425.65 0.00 0.00	425.65 140.46 5.00	571.11 571.11 0.00
2023-03-0032437-00 32437	BURROWS MATTHEW W 39 CROSS HWY WESTPORT CT 06880-2139	/1FMJK2AT0LEA17791/2020/FORD/EXPEDITI LINK # 2023-MV-0001557 Back Taxes/MV-O/DMV CIVLS: 6254753-6163572-N	601.80 0.00 0.00	601.80 198.59 5.00	805.39 805.39 0.00
2023-03-0032438-00 32438	BURROWS MATTHEW W 39 CROSS HWY WESTPORT CT 06880-2139	/5UXTS1C03M9E48468/2021/BMW/X3 XDRIV LINK # 2023-MV-0001557 Back Taxes/MV-O/DMV CIVLS: 6254753-6361873-N	534.02 0.00 0.00	534.02 176.23 0.00	710.25 710.25 0.00
2023-03-0032476-00 32476	BYRNE-JEBB NUALA A 69 RICHMONDVILLE AVE WESTPORT CT 06880-2044	/5FNYF6H56HB074055/2017/HONDA/PILOT EX LINK # 2023-MV-0001584 Back Taxes/MV-O/DMV CIVLS: 3607976-4710366-N	289.73 0.00 0.00	289.73 95.61 5.00	390.34 390.34 0.00
2023-03-0032702-00 32702	CAPRIO LAURENCE 575 ALAMAMA AVE BRICK NJ 08724	/5YMJU0C06N9J80437/2022/BMW/X5 M LINK # 2023-MV-0001694 MV-O/DMV CIVLS: 4869872-6908594-N	1,290.37 0.00 0.00	1,290.37 425.82 0.00	1,716.19 1,716.19 0.00
2023-03-0032751-00 32751	CARMOEGA MANUEL JR 94 SAUGATUCK AVE WESTPORT CT 06880-5708	/YV1TH592151400538/2005/VOLVO/S80 2.5T LINK # 2023-MV-0001731 MV-O/DMV CIVLS: 6581313-2220341-N	41.71 0.00 0.00	41.71 13.76 5.00	60.47 60.47 0.00
2023-03-0032752-00 32752	CARMOEGA MANUEL JR 94 SAUGATUCK AVE WESTPORT CT 06880-5708	/5YFS4RCE9LP037017/2020/TOYOT/COROLLA LINK # 2023-MV-0001731 MV-O/DMV CIVLS: 6581313-5809695-N	280.23 0.00 0.00	280.23 92.48 0.00	372.71 372.71 0.00
2023-03-0032801-00 32801	CARTAGENA REINALDO 6 W END AVE APT 2 WESTPORT CT 06880	/2HGFE2F59PH506671/2023/HONDA/CIVIC SP LINK # 2023-MV-0001771 Back Taxes/MV-O/DMV CIVLS: 1638015-6878227-N	370.54 0.00 0.00	370.54 122.28 5.00	497.82 497.82 0.00
2023-03-0032825-00 32825	CARUSONE BRIAN A 2 MILLS ST WESTPORT CT 06880-5502	/5J6RM4H5XEL023918/2014/HONDA/CR-V EX LINK # 2023-MV-0001785 Back Taxes/MV-O/DMV CIVLS: 3272359-1143198-N	172.42 0.00 0.00	172.42 56.90 5.00	234.32 234.32 0.00
2023-03-0032826-00 32826	CARUSONE BRIAN A 2 MILLS ST	/1GBKP37W5F3343303/1985/CHEVR/P30 LINK # 2023-MV-0001786	123.82 0.00	123.82 40.86	169.68 169.68

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	WESTPORT CT 06880-5502	Back Taxes/MV-O/DMV CIVLS: 3510256-6668872-N	0.00	5.00	0.00
2023-03-0032827-00 32827	CARUSONE BRIAN A 2 MILLS ST WESTPORT CT 06880-5502	/1FTWX31P45EC31769/2005/FORD/F350 SUP LINK # 2023-MV-0001786 Back Taxes/MV-O/DMV CIVLS: 3510256-563321-N	150.26 0.00 0.00	150.26 49.59 0.00	199.85 199.85 0.00
2023-03-0032855-00 32855	CASH DOROTHY P 1655 POST RD E UNIT 602 WESTPORT CT 06880-7614	/3GNAL3EK6DS626617/2013/CHEVR/CAPTIVA LINK # 2023-MV-0001804 Back Taxes/MV-O/DMV CIVLS: 4952197-297897-N	91.98 0.00 0.00	91.98 30.35 5.00	127.33 127.33 0.00
2023-03-0032891-00 32891	CATTAN LUIS U 5 SPICER CT WESTPORT CT 06880	/YV1NC63D93J035921/2003/VOLVO/C70 LPT LINK # 2023-MV-0001831 MV-O/DMV CIVLS: 5451784-2891280-N	39.29 0.00 0.00	39.29 12.97 5.00	57.26 57.26 0.00
2023-03-0032892-00 32892	CATTAN LUIS U 5 SPICER CT WESTPORT CT 06880	/WBA8E5G5XGNU20653/2016/BMW/320I XDR LINK # 2023-MV-0001831 MV-O/DMV CIVLS: 5451784-6128384-N	183.22 0.00 0.00	183.22 60.46 0.00	243.68 243.68 0.00
2023-03-0033209-00 33209	CELONE SHERLYN B 5040 SOMERVILLE DR ROCKLEDGE FL 32955-6718	/WA1CFAFP2FA062387/2015/AUDI/Q5 PREMI LINK # 2023-MV-0001857 Back Taxes/MV-O/DMV CIVLS: 5418424-977741-N	176.70 0.00 0.00	176.70 58.31 5.00	240.01 240.01 0.00
2023-03-0033290-00 33290	CHAPLE ALLEGRA L 7 CANAL ST WESTPORT CT 06880	/4S4BRDJC8B2421160/2011/SUBAR/OUTBACK LINK # 2023-MV-0001910 Back Taxes/MV-O/DMV CIVLS: 5182777-6379735-N	124.75 0.00 0.00	124.75 41.17 5.00	170.92 170.92 0.00
2023-03-0033296-00 33296	CHAPMAN MCCORD H 54R CENTER ST WESTPORT CT 06880-5313	/JTMJFREV4JJ241051/2018/TOYOT/RAV4 SE LINK # 2023-MV-0001915 Back Taxes/MV-O/DMV CIVLS: 6320133-6243353-N	311.89 0.00 0.00	311.89 102.92 5.00	419.81 419.81 0.00
2023-03-0033308-00 33308	CHARLES JACQUELINE 1655 POST RD E UNIT 1101 WESTPORT CT 06880-7607	/WVGAV3AX0EW593393/2014/VOLKS/TIGUAN S LINK # 2023-MV-0001923 Back Taxes/MV-O/DMV CIVLS: 1208095-3684710-N	115.44 -76.99 0.00	38.45 12.69 5.00	56.14 56.14 0.00
2023-03-0033330-00 33330	CHECKER DAVID M 339 WILTON RD WESTPORT CT 06880-1030 WOODWARD-CHECKER KARIE F	/5TDDZRFH4JS827720/2018/TOYOT/HIGHLAND LINK # 2023-MV-0001938 MV-O/DMV CIVLS: 6026741-4840505-6060166N	403.68 0.00 0.00	403.68 133.21 5.00	541.89 541.89 0.00
2023-03-0033457-00 33457	CHRISTOPHERSEN BRITTANY L 24 TURKEY HILL RD N WESTPORT CT 06880-3939	/1C6RR7FT2GS411512/2016/RAM/RAM TRUC LINK # 2023-MV-0002021 MV-O/DMV CIVLS: 2678407-4345996-N	258.82 0.00 0.00	258.82 85.41 5.00	349.23 349.23 0.00
2023-03-0033458-00 33458	CHRISTOPHERSEN BRITTANY L 24 TURKEY HILL RD N WESTPORT CT 06880-3939	/1C4JJXP66PW555207/2023/JEEP/WRANGLER LINK # 2023-MV-0002021 MV-O/DMV CIVLS: 2678407-6854229-N	713.89 0.00 0.00	713.89 235.58 0.00	949.47 949.47 0.00
2023-03-0033461-00 33461	CHU WYNATTE 12 POND RD WESTPORT CT 06880-1025	/W1N0G8EB1NV329586/2022/MERCE/GLC 300 LINK # 2023-MV-0002024 Back Taxes/MV-O/DMV CIVLS: 5859879-6512009-N	532.53 0.00 0.00	532.53 175.73 5.00	713.26 713.26 0.00
2023-03-0033577-00 33577	CLEARY PATRICK L 126 COMPO RD S WESTPORT CT 06880-5011	/JN1DA31D22T449945/2002/NISSA/MAXIMA G LINK # 2023-MV-0002102 MV-O/DMV CIVLS: 5955411-302343-N	44.50 0.00 0.00	44.50 14.69 5.00	64.19 64.19 0.00
2023-03-0033599-00	CM EM FANNING REV LIV TR	/5TDDK3EH1CS147229/2012/TOYOT/HIGHLAND	189.92	189.92	257.59

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33599	26 RAYFIELD RD	LINK # 2023-MV-0002119	0.00	62.67	257.59
	WESTPORT CT 06880-4525	MV-O/DMV CIVLS: 1950281-445029-N	0.00	5.00	0.00
2023-03-0033624-00	COE BLAKE E	/YV4902DZ2C2298195/2012/VOLVO/XC60 T6	118.61	118.61	162.75
33624	16 BAKER AVE	LINK # 2023-MV-0002139	0.00	39.14	162.75
	WESTPORT CT 06880-5004	MV-O/DMV CIVLS: 4095958-1751291-N	0.00	5.00	0.00
2023-03-0033625-00	COE BLAKE E	/1GNSKHKC2JR292604/2018/CHEVR/SUBURBAN	462.71	462.71	615.40
33625	16 BAKER AVE	LINK # 2023-MV-0002139	0.00	152.69	615.40
	WESTPORT CT 06880-5004	MV-O/DMV CIVLS: 4095958-5169923-N	0.00	0.00	0.00
2023-03-0033680-00	COHEN JACOB E	/1FMCU9GD9HUC19750/2017/FORD/ESCAPE S	160.32	160.32	218.23
33680	26 BROADVIEW RD	LINK # 2023-MV-0002175	0.00	52.91	218.23
	WESTPORT CT 06880-2302	Back Taxes/MV-O/DMV CIVLS: 6359791-6088627-N	0.00	5.00	0.00
2023-03-0033708-00	COLA STEVE	/SALYL2RV3JA734334/2018/LAND/RANGE RO	488.78	488.78	655.08
33708	60 MAIN ST	LINK # 2023-MV-0002197	0.00	161.30	655.08
	WESTPORT CT 06880-3401	MV-O/DMV CIVLS: 2081349-4942017-N	0.00	5.00	0.00
2023-03-0033734-00	COLEMAN JAEQUAN M	/JN8AZ08W36W550595/2006/NISSA/MURANO S	41.71	41.71	60.47
33734	2250 BRILEY RD	LINK # 2023-MV-0002214	0.00	13.76	60.47
	GREENVILLE NC 27834	Back Taxes/MV-O/DMV CIVLS: 6691921-2810905-N	0.00	5.00	0.00
2023-03-0033787-00	CONDRON GREG M	/WDBJH82F6XX025336/1999/MERCE/E320 4MA	53.63	53.63	76.33
33787	19A STONEBOAT ROAD	LINK # 2023-MV-0002249	0.00	17.70	76.33
	WESTPORT CT 06880	MV-O/DMV CIVLS: 3803745-912902-N	0.00	5.00	0.00
2023-03-0033802-00	CONNELL JOHN E	/5FNYF4H55EB007284/2014/HONDA/PILOT EX	183.22	183.22	248.68
33802	6 NARROW ROCKS RD	LINK # 2023-MV-0002258	0.00	60.46	248.68
	WESTPORT CT 06880-6034	MV-O/DMV CIVLS: 5459470-1132123-N	0.00	5.00	0.00
2023-03-0033818-00	CONNOLLY SARAH R	/YV4952DL9D2408206/2013/VOLVO/XC60 3.2	116.93	116.93	160.52
33818	20 BULKLEY AVE N APT B	LINK # 2023-MV-0002267	0.00	38.59	160.52
	WESTPORT CT 06880-4111	MV-O/ Flag: N /DMV CIVLS: 5714091-7098404-N	0.00	5.00	0.00
2023-03-0033864-00	COOGAN ROBERT J	/WD4PE7DC5E5940470/2014/MERCE/SPRINTER	290.66	290.66	391.58
33864	195 NORTH AVE	LINK # 2023-MV-0002298	0.00	95.92	391.58
	WESTPORT CT 06880-2231	MV-O/DMV CIVLS: 6044399-6675090-N	0.00	5.00	0.00
2023-03-0033930-00	CORDERO CESAR A	/ZARFAEEN7H7529396/2017/ALFA/GIULIA T	262.73	262.73	354.43
33930	793 POST RD E APT F1	LINK # 2023-MV-0002348	0.00	86.70	354.43
	WESTPORT CT 06880-5255	MV-O/DMV CIVLS: 6677129-5708522-N	0.00	5.00	0.00
2023-03-0033979-00	CORTES ALLISON M	/YV4102PK0J1342662/2018/VOLVO/XC90 T5	312.44	312.44	420.55
33979	21 MAPLE AVE S	LINK # 2023-MV-0002382	0.00	103.11	420.55
	WESTPORT CT 06880-5626	MV-O/DMV CIVLS: 5214577-4785988-N	0.00	5.00	0.00
2023-03-0034079-00	CRANE BRIAN T	/5TFUY5F15CX235836/2012/TOYOT/TUNDRA D	221.21	221.21	299.21
34079	110 ROSEVILLE RD	LINK # 2023-MV-0002450	0.00	73.00	299.21
	WESTPORT CT 06880-3720	Back Taxes/MV-O/DMV CIVLS: 6432826-5473926-N	0.00	5.00	0.00
2023-03-0034107-00	CROMBIE BRIAN M	/JTJHY7AXXJ4262938/2018/LEXUS/LX 570	777.20	777.20	1,038.68
34107	P O BOX 147	LINK # 2023-MV-0002472	0.00	256.48	1,038.68
	WILMINGTON VT 05363	Back Taxes/MV-O/DMV CIVLS: 6077022-4899603-N	0.00	5.00	0.00
2023-03-0034108-00	CROMBIE BRIAN M	/YV4952CZ8D1655163/2013/VOLVO/XC90 3.2	119.91	119.91	164.48

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34108	PO BOX 147 WILMINGTON VT 05363-0147	LINK # 2023-MV-0002473 Back Taxes/MV-O/DMV CIVLS: 2069250-6041704-N	0.00 0.00	39.57 5.00	164.48 0.00
2023-03-0034131-00 34131	BAEZ CRUZ WILMY 81 BENEDICT ST NORWALK CT 06850	/19UDE2F31HA014061/2017/ACURA/ILX WATC LINK # 2023-MV-0000503 MV-O/DMV CIVLS: 6633930-6078733-N	194.58 0.00 0.00	194.58 64.21 5.00	263.79 263.79 0.00
2023-03-0034136-00 34136	CUBILLOS BUSTOS LAURA V 196 LONG LOST RD WESTPORT CT 06880	/5NPDH4AE8DH190960/2013/HYUND/ELANTRA LINK # 2023-MV-0002495 Back Taxes/MV-O/DMV CIVLS: 6968837-7044443-N	97.38 0.00 0.00	97.38 32.14 5.00	134.52 134.52 0.00
2023-03-0034137-00 34137	CUDDY GARETH 71 HIGH POINT RD WESTPORT CT 06880-3910	/YV4982CZXA1566617/2010/VOLVO/XC90 3.2 LINK # 2023-MV-0002496 Back Taxes/MV-O/DMV CIVLS: 6036429-4582024-N	71.13 0.00 0.00	71.13 23.47 5.00	99.60 99.60 0.00
2023-03-0034458-00 34458	DALEY NICHOLAS C 236 SKILLMAN AVE APT 3 BROOKLYN NY 11211	/2HGFA15598H510440/2008/HONDA/CIV LINK # 2023-MV-0002584 Back Taxes/MV-O/DMV CIVLS: 2592834-3720916-N	80.25 0.00 0.00	80.25 26.48 5.00	111.73 111.73 0.00
2023-03-0034490-00 34490	DANGELO JAMES F 3RD 15 PINE DR WESTPORT CT 06880-4422	/5UXCW2C50KL081144/2019/BMW/X7 XDRIV LINK # 2023-MV-0002605 MV-O/DMV CIVLS: 6498994-6739410-N	660.27 0.00 0.00	660.27 217.89 5.00	883.16 883.16 0.00
2023-03-0034500-00 34500	DANIELS MICHAEL B 21 WEBB RD WESTPORT CT 06880-3728	/WA1LHAF73KD024637/2019/AUDI/Q7 PREMI LINK # 2023-MV-0002611 MV-O/DMV CIVLS: 6413884-5598549-N	393.25 0.00 156.52	236.73 24.86 0.00	261.59 261.59 0.00
2023-03-0034501-00 34501	DANIELS SPENCER J 75 OLD HILL RD WESTPORT CT 06880-2315	/1HGCV1F43MA084539/2021/HONDA/ACCORD E LINK # 2023-MV-0002612 Back Taxes/MV-O/DMV CIVLS: 5809605-6388014-N	354.15 0.00 0.00	354.15 116.87 5.00	476.02 476.02 0.00
2023-03-0034572-00 34572	DAVID DEMETRIA N 1655 POST RD E UNIT3101 WESTPORT CT 06880	/1HGCR2F59FA063975/2015/HONDA/ACCORD S LINK # 2023-MV-0002648 MV-O/DMV CIVLS: 5624093-4827424-N	189.74 0.00 0.00	189.74 62.61 5.00	257.35 257.35 0.00
2023-03-0034585-00 34585	DAVIS BARBARA J 6 WAKE ROBIN RD WESTPORT CT 06880-6201	/5UXCR6C08N9N09952/2022/BMW/X5 XDRIV LINK # 2023-MV-0002658 Back Taxes/MV-O/DMV CIVLS: 2901492-6742378-N	768.63 0.00 0.00	768.63 253.65 5.00	1,027.28 1,027.28 0.00
2023-03-0034621-00 34621	DAWSON LILY M 7 FIELDCREST RD WESTPORT CT 06880-2628	/KNMAT2MV8GP610341/2016/NISSA/ROGUE S/ LINK # 2023-MV-0002687 Back Taxes/MV-O/DMV CIVLS: 2489360-5290919-N	162.93 0.00 0.00	162.93 53.77 5.00	221.70 221.70 0.00
2023-03-0034639-00 34639	DE ANDRADE ZONZINI FABRICIO 200 W 67TH ST APT 38D NEW YORK NY 10023-0366	/ZAM57YTA5K1316023/2019/MASER/GHIBLI S LINK # 2023-MV-0002693 Back Taxes/MV-O/DMV CIVLS: 6471330-5577782-N	671.25 0.00 0.00	671.25 221.51 5.00	897.76 897.76 0.00
2023-03-0034640-00 34640	DE ANDRADE ZONZINI FABRICIO 200 W 67TH ST APT 38D NEW YORK NY 10023-0366	/5YJXCAE27JF089929/2018/TESLA/MODEL X LINK # 2023-MV-0002693 Back Taxes/MV-O/DMV CIVLS: 6471330-5599206-N	568.28 0.00 0.00	568.28 187.53 0.00	755.81 755.81 0.00
2023-03-0034641-00	DE ANDRADE ZONZINI FABRICIO	/1FMDE5BH8MLA87357/2021/FORD/BRONCO	510.37	510.37	678.79

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34641	200 W 67TH ST APT 38D NEW YORK NY 10023-0366	LINK # 2023-MV-0002693 Back Taxes/MV-O/DMV CIVLS: 6471330-6962117-N	0.00 0.00	168.42 0.00	678.79 0.00
2023-03-0034694-00 34694	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/2A8HR54P88R657605/2008/CHRYS/TOWN & C LINK # 2023-MV-0002724 Back Taxes/MV-O/DMV CIVLS: 6102129-167356-N	47.67 0.00 0.00	47.67 15.73 5.00	68.40 68.40 0.00
2023-03-0034695-00 34695	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705 MORONTA ISABEL	/5XXGU4L38HG176031/2017/KIA/OPTIMA E LINK # 2023-MV-0002725 Back Taxes/MV-O/DMV CIVLS: 6102129-6395899-6184905N	181.17 0.00 0.00	181.17 59.79 0.00	240.96 240.96 0.00
2023-03-0034696-00 34696	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/3GSCL33P58S681456/2008/SATUR/VUE XE LINK # 2023-MV-0002724 Back Taxes/MV-O/DMV CIVLS: 6102129-1939821-N	48.97 0.00 0.00	48.97 16.16 0.00	65.13 65.13 0.00
2023-03-0034697-00 34697	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/2GNALDEK1D1193404/2013/CHEVR/EQUINOX LINK # 2023-MV-0002724 Back Taxes/MV-O/DMV CIVLS: 6102129-6710877-N	106.51 0.00 0.00	106.51 35.15 0.00	141.66 141.66 0.00
2023-03-0034698-00 34698	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/5FNRL38835B084284/2005/HONDA/ODYSSEY LINK # 2023-MV-0002724 Back Taxes/MV-O/DMV CIVLS: 6102129-5145020-N	50.83 0.00 0.00	50.83 16.77 0.00	67.60 67.60 0.00
2023-03-0034732-00 34732	DEFLORIO MARY J 1 HALES CT WESTPORT CT 06880-6128	/JN8AT2MV0HW016600/2017/NISSA/ROGUE S LINK # 2023-MV-0002750 Back Taxes/MV-O/DMV CIVLS: 2233807-5953639-N	182.48 0.00 0.00	182.48 60.22 5.00	247.70 247.70 0.00
2023-03-0034760-00 34760	DELASA CAROLINE C 41 WRIGHT ST WESTPORT CT 06880-3113	/JTEAAAAHXMJ016715/2021/TOYOT/VENZA LE LINK # 2023-MV-0002774 MV-O/DMV CIVLS: 1527129-7187441-N	417.09 0.00 0.00	417.09 137.64 5.00	559.73 559.73 0.00
2023-03-0034761-00 34761	DELAURENTIS DWAYNE 28 BURR SCHOOL RD WESTPORT CT 06880-3816	/JF1SG67607H748007/2007/SUBAR/FORESTER LINK # 2023-MV-0002775 Back Taxes/MV-O/DMV CIVLS: 2690298-882052-N	81.74 0.00 0.00	81.74 26.97 5.00	113.71 113.71 0.00
2023-03-0034765-00 34765	DELGADO CLAUDIA A 36 WESTFAIR DR WESTPORT CT 06880	/1C4HJXDG5JW289486/2018/JEEP/WRANGLER LINK # 2023-MV-0002779 Back Taxes/MV-O/DMV CIVLS: 6210729-5375439-N	411.32 0.00 0.00	411.32 135.74 5.00	552.06 552.06 0.00
2023-03-0034813-00 34813	DEMACE DOMINIC 36 RAILROAD PL UNIT 1 WESTPORT CT 06880-3624	/JTJHK31U182853486/2008/LEXUS/RX 350 LINK # 2023-MV-0002810 MV-O/DMV CIVLS: 4742565-4329962-N	105.02 0.00 0.00	105.02 34.66 5.00	144.68 144.68 0.00
2023-03-0034842-00 34842	DEMBSKI MATTHEW D 4040 GROVE PARK LN FORT MILL SC 29707	/1J4FA59S71P317219/2001/JEEP/WRANGLER LINK # 2023-MV-0002830 Back Taxes/MV-O/DMV CIVLS: 666572-2255351-N	94.96 0.00 0.00	94.96 31.34 5.00	131.30 131.30 0.00
2023-03-0034871-00 34871	DENNINGER CHARLES T 32 OIL MILL RD UNIT 27 DANBURY CT 06810	/KMHDH4AE1EU115956/2014/HYUND/ELANTRA LINK # 2023-MV-0002851 MV-O/DMV CIVLS: 4528357-595755-N	108.18 0.00 0.00	108.18 35.70 5.00	148.88 148.88 0.00
2023-03-0034891-00 34891	DEROSA MARK C 36 E MAIN ST	/3C4NJDBB4JT325683/2018/JEEP/COMPASS LINK # 2023-MV-0002867	232.94 0.00	232.94 76.87	314.81 314.81

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	WESTPORT CT 06880	Back Taxes/MV-O/ Flag: N /DMV CIVLS: 4461206-5140158-N	0.00	5.00	0.00
2023-03-0034908-00 34908	DEVALD CATHERINE S 3 KELLER LN WESTPORT CT 06880-3936	/5J6RM4H58CL061743/2012/HONDA/CR-V EX LINK # 2023-MV-0002881 MV-O/DMV CIVLS: 3508314-6502615-N	141.70 0.00 0.00	141.70 46.76 5.00	193.46 193.46 0.00
2023-03-0034915-00 34915	DEVERIN BERNARD JR 4 FERMILY LN WESTPORT CT 06880-1111	/WDDHF5KB9GB215815/2016/MERCE/E350 LINK # 2023-MV-0002886 MV-O/DMV CIVLS: 1551875-6445125-N	206.87 0.00 0.00	206.87 68.27 5.00	280.14 280.14 0.00
2023-03-0034916-00 34916	DEVERIN BERNARD JR 4 FERMILY LN WESTPORT CT 06880-1111	/1C6SRFBT7KN922335/2019/RAM/1500 BIG LINK # 2023-MV-0002886 MV-O/DMV CIVLS: 1551875-5589030-N	406.29 0.00 0.00	406.29 134.08 0.00	540.37 540.37 0.00
2023-03-0034926-00 34926	DEVITO & SONS LLC PO BOX 2509 WESTPORT CT 06880-0509	/1GBHC24U45E207377/2005/CHEVR/SILVERAD LINK # 2023-MV-0002894 MV-O/ Flag: D N /DMV CIVLS: 5294689-4611530-N	166.84 0.00 0.00	166.84 55.06 5.00	226.90 226.90 0.00
2023-03-0034927-00 34927	DEVITO & SONS LLC PO BOX 2509 WESTPORT CT 06880-0509	/1GBJK34U15E335750/2005/CHEVR/SILVERAD LINK # 2023-MV-0002894 MV-O/ Flag: D N /DMV CIVLS: 5294689-631763-N	233.31 0.00 0.00	233.31 76.99 0.00	310.30 310.30 0.00
2023-03-0034950-00 34950	DEZIEL CHRISTINA L 130 POST RD W UNIT 6 WESTPORT CT 06880-4657	/1C4RJFBG2FC794489/2015/JEEP/GRAND CH LINK # 2023-MV-0002911 MV-O/DMV CIVLS: 2382265-1360952-N	204.08 0.00 0.00	204.08 67.35 5.00	276.43 276.43 0.00
2023-03-0035000-00 35000	DIDIO MARK V 9 Morningside Ln WESTPORT CT 06880	/WDBUF87X38B300292/2008/MERCE/E3504M A LINK # 2023-MV-0002949 MV-O/DMV CIVLS: 591636-6738025-N	69.08 0.00 64.94	4.14 0.75 0.00	4.89 4.89 0.00
2023-03-0035028-00 35028	DIIORIO CATHERINE C 19 JENNINGS CT WESTPORT CT 06880-4040	/5FNYF8H56MB040879/2021/HONDA/PASSPORT LINK # 2023-MV-0002966 Back Taxes/MV-O/DMV CIVLS: 5829513-6499260-N	404.05 0.00 0.00	404.05 133.34 5.00	542.39 542.39 0.00
2023-03-0035049-00 35049	DIMICK KERRY A 28 WESTFAIR DR WESTPORT CT 06880-4163	/2T3BFREV0JW707533/2018/TOYOT/RAV4 LE LINK # 2023-MV-0002978 Back Taxes/MV-O/DMV CIVLS: 3761590-4701278-N	264.96 0.00 0.00	264.96 87.44 5.00	357.40 357.40 0.00
2023-03-0035091-00 35091	DIVINO ESTEVAO C 9 PARK LANE WESTPORT CT 06880	/SALCP2FX0MH888824/2021/LAND/DISCOVER LINK # 2023-MV-0003005 MV-O/DMV CIVLS: 1748533-6144891-N	444.83 0.00 0.00	444.83 146.79 5.00	596.62 596.62 0.00
2023-03-0035092-00 35092	DIVINO ESTEVAO C 9 PARK LANE WESTPORT CT 06880	/3C4NJDBB2KT697105/2019/JEEP/COMPASS LINK # 2023-MV-0003005 MV-O/DMV CIVLS: 1748533-6407215-N	275.02 0.00 0.00	275.02 90.76 0.00	365.78 365.78 0.00
2023-03-0035110-00 35110	DOAN CAROLYN J 3 1/2 ROCKY RIDGE RD WESTPORT CT 06880-5120	/JHMGD38497S027352/2007/HONDA/FIT LINK # 2023-MV-0003017 MV-O/DMV CIVLS: 2978481-5588371-N	69.45 0.00 0.00	69.45 22.92 5.00	97.37 97.37 0.00
2023-03-0035111-00 35111	DOAN CAROLYN J 3 1/2 ROCKY RIDGE RD WESTPORT CT 06880-5120	/SHHFK7H66MU401984/2021/HONDA/CIVIC EX LINK # 2023-MV-0003017 MV-O/DMV CIVLS: 2978481-6253946-N	334.04 0.00 0.00	334.04 110.23 0.00	444.27 444.27 0.00
2023-03-0035116-00 35116	DOBSON LINDA A 7 PALMIERI RD	/1GNSKJKC5GR380840/2016/CHEVR/K1500 SU LINK # 2023-MV-0003020	399.21 0.00	5.98 1.17	7.15 7.15

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	WESTPORT CT 06880-4157	MV-O/ Flag: D NE /DMV CIVLS: 3503012-4171107-N	393.23	0.00	0.00
2023-03-0035263-00 35263	DPI GROUP LLC 8 BROOKSIDE DR WESTPORT CT 06880-2559	/WBA43AT04NCH73909/2022/BMW/430XI LINK # 2023-MV-0003123 MV-O/DMV CIVLS: 6610756-6670499-N	666.04 0.00 0.00	666.04 219.79 5.00	890.83 890.83 0.00
2023-03-0035305-00 35305	DROBLAS ADELE 11 HILLLS LN WESTPORT CT 06880	/JT6HF10U5X0027402/1999/LEXUS/RX 300 LINK # 2023-MV-0003149 MV-O/DMV CIVLS: 2902326-2847149-N	73.36 0.00 0.00	73.36 24.21 5.00	102.57 102.57 0.00
2023-03-0035417-00 35417	DURRANT MARILYN J 6 MURVON CT WESTPORT CT 06880-6827	/2BCCV8129JB541269/1988/JEEP/WRANGLER LINK # 2023-MV-0003219 MV-O/ Flag: D N /DMV CIVLS: 3521501-73104-N	65.36 0.00 0.00	65.36 21.57 5.00	91.93 91.93 0.00
2023-03-0035418-00 35418	DURTEX INVESTMENTS LLC 264 HILLSPOINT RD WESTPORT CT 06880-6619	/SALGS2SV7JA389530/2018/LAND/RANGE RO LINK # 2023-MV-0003220 MV-O/DMV CIVLS: 6359515-5251158-N	619.12 0.00 0.00	619.12 204.31 5.00	828.43 828.43 0.00
2023-03-0035523-00 35523	EDGEWATER SEPTIC & PUMP LLC 1771 POST RD E 220 WESTPORT CT 06880-6619	/NM0LS7F7XF1192533/2015/FORD/TRANSIT LINK # 2023-MV-0003279 MV-O/DMV CIVLS: 6739738-6537666-N	203.33 0.00 0.00	203.33 67.10 5.00	275.43 275.43 0.00
2023-03-0035524-00 35524	EDGEWATER SEPTIC & PUMP LLC 1771 POST RD E 220 WESTPORT CT 06880-6619	/1FD8X3H62KEE37816/2019/FORD/F350 SUP LINK # 2023-MV-0003279 MV-O/DMV CIVLS: 6739738-6341328-N	687.26 0.00 0.00	687.26 226.80 0.00	914.06 914.06 0.00
2023-03-0035534-00 35534	EDWARDS MEGAN E 20 TIMBER LN WESTPORT CT 06880-2621 EDWARDS MARK D	/WBAVL1C51EVY12747/2014/BMW/X1 XDRIV LINK # 2023-MV-0003287 MV-O/DMV CIVLS: 4646887-460179-5142522N	117.31 0.00 0.00	117.31 38.71 5.00	161.02 161.02 0.00
2023-03-0035535-00 35535	EDWARDS MEGAN E 20 TIMBER LN WESTPORT CT 06880-2621	/3VWRF31Y66M327890/2006/VOLKS/NEW BEET LINK # 2023-MV-0003286 MV-O/DMV CIVLS: 4646887-6737927-N	58.28 0.00 0.00	58.28 19.23 0.00	77.51 77.51 0.00
2023-03-0035536-00 35536	EDWARDS MEGAN E 20 TIMBER LN WESTPORT CT 06880-2621 EDWARDS MARK D	/1C4RJKBG5M8186023/2021/JEEP/GRAND CH LINK # 2023-MV-0003287 MV-O/DMV CIVLS: 4646887-6722799-5142522N	520.80 0.00 0.00	520.80 171.86 0.00	692.66 692.66 0.00
2023-03-0035543-00 35543	EHLERS MARIBEL J 3 RICHMONDVILLE AVE WESTPORT CT 06880-2031	/4T1BK1FK9FU563000/2015/TOYOT/CAMRY XS LINK # 2023-MV-0003293 Back Taxes/MV-O/DMV CIVLS: 5404885-2728603-N	218.04 0.00 0.00	218.04 71.95 5.00	294.99 294.99 0.00
2023-03-0035544-00 35544	EHLERS MARIBEL J 3 RICHMONDVILLE AVE WESTPORT CT 06880-2031	/1C4NJRFB7ED689101/2014/JEEP/PATRIOT LINK # 2023-MV-0003293 Back Taxes/MV-O/DMV CIVLS: 5404885-4448260-N	114.70 0.00 0.00	114.70 37.85 0.00	152.55 152.55 0.00
2023-03-0035545-00 35545	EHLERS MARIBEL J 3 RICHMONDVILLE AVE WESTPORT CT 06880-2031	/5UX53DP00R9T84489/2024/BMW/X3 XDRIV LINK # 2023-MV-0003293 Back Taxes/MV-O/DMV CIVLS: 5404885-7168343-N	637.36 0.00 0.00	637.36 210.33 0.00	847.69 847.69 0.00
2023-03-0035546-00 35546	EHLERS MARIBEL J 3 RICHMONDVILLE AVE WESTPORT CT 06880-2031	/1C4RJXP61RW101159/2024/JEEP/WRANGLER LINK # 2023-MV-0003293 Back Taxes/MV-O/DMV CIVLS: 5404885-7117313-N	740.89 0.00 0.00	740.89 244.49 0.00	985.38 985.38 0.00

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2023-03-0035615-00 35615	ELIAS YEHUDA E 24 COB DR WESTPORT CT 06880-2113	/WA1DGAFP3FA019047/2015/AUDI/Q5 PREMI LINK # 2023-MV-0003339 Back Taxes/MV-O/DMV CIVLS: 1211803-4042041-N	200.72 0.00 0.00	200.72 66.24 5.00	271.96 271.96 0.00
2023-03-0035641-00 35641	ELLIS STEPHEN E 8 PROMISED RD WESTPORT CT 06880-6725 ELLIS LORI A	/JT3AC11R8P1101617/1993/TOYOT/PREVIA D LINK # 2023-MV-0003358 Back Taxes/MV-O/DMV CIVLS: 6295706-5966119-6341227N	25.14 0.00 0.00	25.14 8.30 5.00	38.44 38.44 0.00
2023-03-0035671-00 35671	ELYAKIN JOSEPH 100 COMMONS PARK N APT 1008 STAMFORD CT 06902-7165	/SAJBJ4FX1JCY66762/2018/JAGUA/XF PREMI LINK # 2023-MV-0003382 MV-O/DMV CIVLS: 5938453-5092884-N	239.45 0.00 0.00	239.45 79.02 0.00	318.47 318.47 0.00
2023-03-0035766-00 35766	ESPOSITO LORENZO A 21 LONG LOTS RD WESTPORT CT 06880-3827	/1GYFK63817R342131/2007/CADIL/ESCALADE LINK # 2023-MV-0003442 MV-O/DMV CIVLS: 1625323-1396345-N	96.82 0.00 0.00	96.82 31.95 5.00	133.77 133.77 0.00
2023-03-0035866-00 35866	FANNING CHRISTOPHER M 26 RAYFIELD RD WESTPORT CT 06880-4525	/WBA5B3C59GG256032/2016/BMW/535XI LINK # 2023-MV-0003518 MV-O/DMV CIVLS: 2247600-3811311-N	228.84 0.00 0.00	228.84 75.52 5.00	309.36 309.36 0.00
2023-03-0035867-00 35867	FANNING CHRISTOPHER M 26 RAYFIELD RD WESTPORT CT 06880-4525	/5UXCR6C58KLL37707/2019/BMW/X5 XDRIV LINK # 2023-MV-0003518 MV-O/DMV CIVLS: 2247600-6742305-N	505.16 0.00 0.00	505.16 166.70 0.00	671.86 671.86 0.00
2023-03-0035984-00 35984	FELDMAN JODY T 6 GREENWOOD LN WESTPORT CT 06880 FELDMAN COURTNEY	/5FRYD4H24FB016781/2015/ACURA/MDX LINK # 2023-MV-0003601 Back Taxes/MV-O/DMV CIVLS: 3532587-1677810-4760798N	205.94 0.00 0.00	205.94 67.96 5.00	278.90 278.90 0.00
2023-03-0036001-00 36001	FELDMEIER TANJA S 77 CATBRIER RD WESTON CT 06883-1440	/3VW2K7AJ1DM221982/2013/VOLKS/JETTA BA LINK # 2023-MV-0003612 Back Taxes/MV-O/DMV CIVLS: 2467210-1253298-N	92.54 0.00 0.00	92.54 30.54 5.00	128.08 128.08 0.00
2023-03-0036023-00 36023	FENNER TERESA N 16 BERMUDA RD WESTPORT CT 06880-6701	/WDDZH6GB0JA340535/2018/MERCE/E 400 4M LINK # 2023-MV-0003630 MV-O/DMV CIVLS: 5483039-4706440-N	467.36 0.00 178.46	288.90 4.33 0.00	293.23 293.23 0.00
2023-03-0036042-00 36042	FERNANDES SILVANA 12 HOCKANUM RD WESTPORT CT 06880-2122	/SHSRD78854U216781/2004/HONDA/CR-V EX LINK # 2023-MV-0003644 MV-O/DMV CIVLS: 6432739-2222368-N	62.94 0.00 0.00	62.94 20.77 5.00	88.71 88.71 0.00
2023-03-0036071-00 36071	FERREIRA CASTRO MARIA D 7 FAIRPORT RD WESTPORT CT 06880-4121	/1G11C5SL3FF137934/2015/CHEVR/MALIBU 1 LINK # 2023-MV-0003659 Back Taxes/MV-O/DMV CIVLS: 6960308-1858784-N	131.08 0.00 0.00	131.08 43.26 5.00	179.34 179.34 0.00
2023-03-0036085-00 36085	FERRO LAVERGNE SARAH M 26 HALE ST WESTPORT CT 06880-5136	/WB10B1105GZU99993/2016/BMW/F700GS LINK # 2023-MV-0003670 Back Taxes/MV-O/DMV CIVLS: 2406543-5909777-N	92.17 0.00 0.00	92.17 30.42 5.00	127.59 127.59 0.00
2023-03-0036133-00 36133	FIGUEROA RICHARD R 58 WHITNEY GLN WESTPORT CT 06880-3760	/1GCWGAFF4G1123845/2016/CHEVR/EXPRESS LINK # 2023-MV-0003700 MV-O/DMV CIVLS: 6650544-3770193-N	271.48 0.00 0.00	271.48 89.59 5.00	366.07 366.07 0.00
2023-03-0036605-00	FINGER RALPH L	/WP1AB2A53GLB58795/2016/PORSC/MACAN S	323.24	323.24	434.91

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36605	275 STURGES HWY	LINK # 2023-MV-0003718	0.00	106.67	434.91
	WESTPORT CT 06880-1722	MV-O/DMV CIVLS: 2687913-3855178-N	0.00	5.00	0.00
2023-03-0036606-00	FINGER RALPH L	/5FNYF6H05HB049085/2017/HONDA/PILOT EL	333.30	333.30	443.29
36606	275 STURGES HWY	LINK # 2023-MV-0003718	0.00	109.99	443.29
	WESTPORT CT 06880-1722	MV-O/DMV CIVLS: 2687913-4561699-N	0.00	0.00	0.00
2023-03-0036637-00	FIRST HEAT COOLING LLC	/1GCWGFFA2E1137807/2014/CHEVR/EXPRESS	245.97	245.97	332.14
36637	191 POST RD W	LINK # 2023-MV-0003735	0.00	81.17	332.14
	WESTPORT CT 06880-4625	MV-O/DMV CIVLS: 5377549-1525775-N	0.00	5.00	0.00
2023-03-0036750-00	FLEISCHMANN JOSHUA C	/2HKRM4H33EH677300/2014/HONDA/CR-V LX	158.64	158.64	194.39
36750	9 MARION RD	LINK # 2023-MV-0003800	0.00	35.75	194.39
	WESTPORT CT 06880-2921	Back Taxes/MV-O/DMV CIVLS: 816268-2670420-N	0.00	0.00	0.00
2023-03-0036751-00	FLEISCHMANN MAE N	/WBAEW53415PN40095/2005/BMW/330XI	53.81	53.81	76.57
36751	9 MARION RD	LINK # 2023-MV-0003801	0.00	17.76	76.57
	WESTPORT CT 06880-2921	Back Taxes/MV-O/DMV CIVLS: 6205693-6073841-N	0.00	5.00	0.00
2023-03-0036817-00	FOGERTEY KATHERINE I	/5LMJJ2LT7LEL22606/2020/LINCO/NAVIGATO	737.72	737.72	986.17
36817	29 HERMIT LN	LINK # 2023-MV-0003848	0.00	243.45	986.17
	WESTPORT CT 06880-1114	Back Taxes/MV-O/DMV CIVLS: 6646363-7104026-N	0.00	5.00	0.00
2023-03-0036849-00	FOOTLICK JERROLD K	/SAJWA01A56FN53989/2006/JAGUA/S-TYPE	50.27	50.27	71.86
36849	505 W 35TH ST #703	LINK # 2023-MV-0003869	0.00	16.59	71.86
	NEW YORK NY 10001-1305	MV-O/DMV CIVLS: 6999934-6926328-N	0.00	5.00	0.00
2023-03-0036948-00	FRANK CONNER R	/5N1AN0NW9EN812289/2014/NISSA/XTERRA X	184.15	184.15	249.92
36948	35 EDGEWATER HILLSIDE	LINK # 2023-MV-0003941	0.00	60.77	249.92
	WESTPORT CT 06880-6101	MV-O/DMV CIVLS: 6966425-2096499-N	0.00	5.00	0.00
2023-03-0036955-00	FRANK LEISA R	/1C4HJXDN8PW505709/2023/JEEP/WRANGLER	487.10	487.10	652.84
36955	35 EDGEWATER HILLSIDE	LINK # 2023-MV-0003945	0.00	160.74	652.84
	WESTPORT CT 06880-6101	MV-O/DMV CIVLS: 4331453-6857634-N	0.00	5.00	0.00
2023-03-0037084-00	FRIEDMAN NITZAN	/KM8R2DGE4PU609813/2023/HYUND/PALISADE	519.50	519.50	695.94
37084	12 BAUER PL	LINK # 2023-MV-0004033	0.00	171.44	695.94
	WESTPORT CT 06880-4102	Back Taxes/MV-O/DMV CIVLS: 7038534-7029221-N	0.00	5.00	0.00
2023-03-0037112-00	FRITH GRACE N	/3GNAXUEV3LS707982/2020/CHEVR/EQUINOX	286.75	286.75	386.38
37112	19 GAULT PARK DR	LINK # 2023-MV-0004053	0.00	94.63	386.38
	WESTPORT CT 06880-2118	Back Taxes/MV-O/DMV CIVLS: 1997866-6002310-N	0.00	5.00	0.00
2023-03-0037168-00	FULTON MONICA A	/SALAG2V63EA704437/2014/LAND/LR4 HSE	194.58	194.58	263.79
37168	3 INCREASE LN	LINK # 2023-MV-0004087	0.00	64.21	263.79
	WESTPORT CT 06880-6228	MV-O/DMV CIVLS: 6805590-6626440-N	0.00	5.00	0.00
2023-03-0037218-00	GAI MARY L	/4JGDA5HB9CA073492/2012/MERCE/ML350	145.42	145.42	198.41
37218	7 DAYBREAK LN	LINK # 2023-MV-0004119	0.00	47.99	198.41
	WESTPORT CT 06880-2158	Back Taxes/MV-O/DMV CIVLS: 4434472-2721055-N	0.00	5.00	0.00
2023-03-0037219-00	GAI SAMUEL A 2ND	/3D7KS29C26G230113/2006/DODGE/RAM 2500	233.31	233.31	315.30
37219	7 DAYBREAK LN	LINK # 2023-MV-0004120	0.00	76.99	315.30
	WESTPORT CT 06880-2158	MV-O/DMV CIVLS: 3831869-1994744-4434472N	0.00	5.00	0.00
	GAI MARY L				
2023-03-0037239-00	GALE TIMOTHY A	/JF1GPAA69F8202614/2015/SUBAR/IMPREZA	156.78	156.78	213.52

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37239	92 RUANE ST FAIRFIELD CT 06824-5857	LINK # 2023-MV-0004137 Back Taxes/MV-O/DMV CIVLS: 3280183-3102231-N	0.00 0.00	51.74 5.00	213.52 0.00
2023-03-0037312-00 37312	GARDNER ROSE M 38 FRANKLIN ST 2B WESTPORT CT 06880	/W1N4M4HB6LW040659/2020/MERCE/GLB 250 LINK # 2023-MV-0004193 Back Taxes/MV-O/DMV CIVLS: 3741373-6283327-N	410.01 0.00 0.00	410.01 135.30 5.00	550.31 550.31 0.00
2023-03-0037328-00 37328	GARRA VICTOR C 18 HIGHLAND RD WESTPORT CT 06880-2844	/1FM5K8GT5GGC53052/2016/FORD/EXPLORER LINK # 2023-MV-0004204 Back Taxes/MV-O/DMV CIVLS: 3924571-3993256-N	255.47 0.00 209.65	45.82 5.50 0.00	51.32 51.32 0.00
2023-03-0037346-00 37346	GASKELL ELLIS W 16 AMORY LN MIDDLEBURY VT 05753	/JTNB11HK0J3005891/2018/TOYOT/CAMRY L LINK # 2023-MV-0004220 MV-O/DMV CIVLS: 4490584-6302418-N	238.15 0.00 0.00	238.15 78.59 5.00	321.74 321.74 0.00
2023-03-0037402-00 37402	GAYLE IFESEYI A 260 RIVERSIDE AVE WESTPORT CT 06880-5831	/JTMG1RFV7MD070760/2021/TOYOT/RAV4 LE LINK # 2023-MV-0004251 MV-O/DMV CIVLS: 4368384-7069191-N	364.39 0.00 0.00	364.39 120.25 5.00	489.64 489.64 0.00
2023-03-0037443-00 37443	GELLER MEREDITH L 1177 POST RD E APT 235 WESTPORT CT 06880-5442	/KNDCB3LC7H5047877/2017/KIA/NIRO FE LINK # 2023-MV-0004280 MV-O/DMV CIVLS: 4132052-5967578-N	189.37 0.00 0.00	189.37 62.49 5.00	256.86 256.86 0.00
2023-03-0037468-00 37468	GEORGE AT WORK LLC 16 COUNTRY CLUB RD NORWALK CT 06851-5616	/53NBE2022L1081285/2020/DIAMO/8.5 X 20 LINK # 2023-MV-0004300 MV-O/DMV CIVLS: 6877914-7062144-N	46.92 0.00 0.00	46.92 15.48 5.00	67.40 67.40 0.00
2023-03-0037469-00 37469	GEORGE AT WORK LLC 16 COUNTRY CLUB RD NORWALK CT 06851-5616	/1FDRF3HTXBEB99498/2011/FORD/F350 SUP LINK # 2023-MV-0004300 MV-O/DMV CIVLS: 6877914-6645613-N	323.99 0.00 0.00	323.99 106.92 0.00	430.91 430.91 0.00
2023-03-0037470-00 37470	GEORGE AT WORK LLC 16 COUNTRY CLUB RD NORWALK CT 06851-5616	/1FTWX31P85EB39161/2005/FORD/F350 SUP LINK # 2023-MV-0004300 MV-O/DMV CIVLS: 6877914-551765-N	150.26 0.00 0.00	150.26 49.59 0.00	199.85 199.85 0.00
2023-03-0037498-00 37498	GEROSKI ANDREW T 27 GORHAM AVE WESTPORT CT 06880-2537	/5TDBK3EH2BS070747/2011/TOYOT/HIGHLAND LINK # 2023-MV-0004322 Back Taxes/MV-O/DMV CIVLS: 4898886-6046993-N	152.50 0.00 0.00	152.50 50.33 5.00	207.83 207.83 0.00
2023-03-0037773-00 37773	GOHEL SATYADEVSINH S 15 BULKLEY AVE N WESTPORT CT 06880-4110	/LYV102RMXKB298150/2019/VOLVO/XC60 T5 LINK # 2023-MV-0004504 Back Taxes/MV-O/DMV CIVLS: 6782761-5954684-N	363.65 0.00 0.00	363.65 120.00 5.00	488.65 488.65 0.00
2023-03-0037793-00 37793	GOLDBERG ADAM G 6 BUSHY RIDGE RD WESTPORT CT 06880-2103	/KM8KMDAF1NU055558/2022/HYUND/IONIQ 5 LINK # 2023-MV-0004518 Back Taxes/MV-O/DMV CIVLS: 6860765-6628971-N	469.60 0.00 0.00	469.60 154.97 5.00	629.57 629.57 0.00
2023-03-0037860-00 37860	GOLDMAN SUSAN E 5 BAUER PL WESTPORT CT 06880	/5TDBT48A66S271056/2006/TOYOT/SEQUOIA LINK # 2023-MV-0004554 MV-O/DMV CIVLS: 2883836-1235850-N	95.52 0.00 0.00	95.52 31.52 5.00	132.04 132.04 0.00
2023-03-0037888-00 37888	GOLEMBESKI JONATHAN C 24 SANDHOPPER TRL WESTPORT CT 06880-5002	/JTEBU11F670077290/2007/TOYOT/FJ CRUIS LINK # 2023-MV-0004573 Back Taxes/MV-O/DMV CIVLS: 5626203-1209521-N	142.82 0.00 0.00	142.82 47.13 5.00	194.95 194.95 0.00

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2023-03-0037889-00 37889	GOLEMBESKI JONATHAN C 24 SANDHOPPER TRL WESTPORT CT 06880-5002	/2GCEK19T141149868/2004/CHEVR/SILVERAD LINK # 2023-MV-0004573 Back Taxes/MV-O/DMV CIVLS: 5626203-847596-N	76.90 0.00 0.00	76.90 25.38 0.00	102.28 102.28 0.00
2023-03-0037906-00 37906	GONSALVES TONYA W 4 OAKVIEW LN WESTPORT CT 06880-4169	/3N1CP5CU2JL542017/2018/NISSA/KICKS S LINK # 2023-MV-0004586 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 1757098-5191289-N	187.13 0.00 0.00	187.13 61.75 5.00	253.88 253.88 0.00
2023-03-0037920-00 37920	GONZALEZ-MIRANDA MIGUEL A 19 ROSEVILLE RD WESTPORT CT 06880-4506	/5YFS4RCE5LP025687/2020/TOYOT/COROLLA LINK # 2023-MV-0004594 MV-O/DMV CIVLS: 2125458-5672720-N	280.23 0.00 0.00	280.23 92.48 0.00	372.71 372.71 0.00
2023-03-0038056-00 38056	GRAY DORIS 5 CANAL ST APT 1B WESTPORT CT 06880-2403	/1FAFP4042YF229715/2000/FORD/MUSTANG LINK # 2023-MV-0004695 Back Taxes/MV-O/ Flag: D NE /DMV CIVLS: 4437803-1313410-N	66.85 0.00 0.00	66.85 22.06 5.00	93.91 93.91 0.00
2023-03-0038096-00 38096	GREEN SUNIL D 35 GORHAM AVE WESTPORT CT 06880-2537	/JF1SG63696H709405/2006/SUBAR/FORESTER LINK # 2023-MV-0004726 Back Taxes/MV-O/DMV CIVLS: 6209177-6348909-N	65.54 0.00 0.00	65.54 21.63 5.00	92.17 92.17 0.00
2023-03-0038100-00 38100	GREEN TYLER 42 BURNHAM HL WESTPORT CT 06880-6606	/5YJ3E1EB7NF184053/2022/TESLA/MODEL 3 LINK # 2023-MV-0004729 MV-O/DMV CIVLS: 6827867-6624353-N	500.13 0.00 0.00	500.13 165.04 5.00	670.17 670.17 0.00
2023-03-0038103-00 38103	GREEN-WARBURG JANE 16 OWENOKE PARK WESTPORT CT 06880	/JTEHT05J552068183/2005/TOYOT/LANDCRUI LINK # 2023-MV-0004731 MV-O/DMV CIVLS: 3297503-2108252-N	143.75 0.00 0.00	143.75 47.44 5.00	196.19 196.19 0.00
2023-03-0038198-00 38198	GREER SURYA N 60 MAPLE LN WESTPORT CT 06880-6231	/2T1BU4EE5AC343919/2010/TOYOT/COROLLA/ LINK # 2023-MV-0004807 Back Taxes/MV-O/DMV CIVLS: 6636722-6083896-N	99.43 0.00 0.00	99.43 32.81 5.00	137.24 137.24 0.00
2023-03-0038200-00 38200	GREGORY KATHRYN A 350 GREENS FARMS RD WESTPORT CT 06880-6332	/5UXCR6C50KLK87241/2019/BMW/X5 XDRIV LINK # 2023-MV-0004809 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 6636610-6183468-N	505.16 0.00 0.00	505.16 166.70 5.00	676.86 676.86 0.00
2023-03-0038201-00 38201	GREGORY KATHRYN A 350 GREENS FARMS RD WESTPORT CT 06880-6332	/SALGV5RE9KA558950/2019/LAND/RANGE RO LINK # 2023-MV-0004809 Back Taxes/MV-O/DMV CIVLS: 6636610-6901085-N	1,119.62 0.00 0.00	1,119.62 369.47 0.00	1,489.09 1,489.09 0.00
2023-03-0038252-00 38252	GROSFELD INDA 7 WHEELER GATE WESTPORT CT 06880-5072	/5N1DL0MM9KC558805/2019/INFIN/QX60 LUX LINK # 2023-MV-0004849 MV-O/DMV CIVLS: 6929761-5484218-N	366.63 0.00 0.00	366.63 120.99 5.00	492.62 492.62 0.00
2023-03-0038277-00 38277	GRUEN M D PO BOX 1138 REDDING CENTER CT 06875	/WMWZP3C56FT298814/2015/MINI/COOPER S LINK # 2023-MV-0004871 Back Taxes/MV-O/DMV CIVLS: 1164685-3185340-N	160.69 0.00 0.00	160.69 53.03 5.00	218.72 218.72 0.00
2023-03-0038313-00 38313	GUL NISHAT P 76 HALES CT WESTPORT CT 06880-6130 GUL ZAHOOR A	/WDBJF65J01B340485/2001/MERCE/E320 LINK # 2023-MV-0004898 MV-O/DMV CIVLS: 1421230-2539342-5763408N	56.98 0.00 0.00	56.98 18.80 5.00	80.78 80.78 0.00
2023-03-0038389-00	GUTTMAN JOSHUA L	/U15GLC88437/1976/FORD/BRONCO	9.31	9.31	17.38

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38389	3 PIONEER RD	LINK # 2023-MV-0004941	0.00	3.07	17.38
	WESTPORT CT 06880-2933	MV-O/DMV CIVLS: 6625119-6057342-N	0.00	5.00	0.00
2023-03-0038390-00	GUTTMAN JOSHUA L	/5YJXCAE26JF103013/2018/TESLA/MODEL X	568.28	568.28	755.81
38390	3 PIONEER RD	LINK # 2023-MV-0004941	0.00	187.53	755.81
	WESTPORT CT 06880-2933	MV-O/DMV CIVLS: 6625119-5049738-N	0.00	0.00	0.00
2023-03-0038422-00	HACKETT KYLE S	/19XFB2F57CE310807/2012/HONDA/CIVIC LX	121.96	121.96	167.21
38422	53 REICHERT CIR	LINK # 2023-MV-0004962	0.00	40.25	167.21
	WESTPORT CT 06880-2644	Back Taxes/MV-O/DMV CIVLS: 1507833-726683-N	0.00	5.00	0.00
2023-03-0038445-00	HAIMS JEFFREY L	/1FTFW1EFXDFC33219/2013/FORD/F150	225.86	225.86	305.39
38445	37 CENTER ST	LINK # 2023-MV-0004982	0.00	74.53	305.39
	WESTPORT CT 06880-5308	Back Taxes/MV-O/DMV CIVLS: 5563888-4189622-N	0.00	5.00	0.00
2023-03-0038457-00	HALL EBEN V	/1GYS4CEF6DR116729/2013/CADIL/ESCALADE	234.61	234.61	317.03
38457	25 HERMIT LN	LINK # 2023-MV-0004992	0.00	77.42	317.03
	WESTPORT CT 06880-1114	Back Taxes/MV-O/DMV CIVLS: 5547779-1397258-N	0.00	5.00	0.00
2023-03-0038458-00	HALL EBEN V	/3CZRU6H33LG702241/2020/HONDA/HR-V LX	272.78	272.78	362.80
38458	25 HERMIT LN	LINK # 2023-MV-0004992	0.00	90.02	362.80
	WESTPORT CT 06880-1114	Back Taxes/MV-O/DMV CIVLS: 5547779-5807092-N	0.00	0.00	0.00
2023-03-0038505-00	HAMLIN MATTHEW S	/SALWR2RE9KA845025/2019/LAND/RANGE RO	697.69	697.69	932.93
38505	15 STURGES CMNS	LINK # 2023-MV-0005028	0.00	230.24	932.93
	WESTPORT CT 06880-2835	MV-O/DMV CIVLS: 5948382-5309202-N	0.00	5.00	0.00
2023-03-0038527-00	HAMMOND CAROLINE A	/1HGFA16529L023714/2009/HONDA/CIVIC LX	89.56	89.56	124.11
38527	18 FRANKLIN ST APT 3	LINK # 2023-MV-0005044	0.00	29.55	124.11
	WESTPORT CT 06880-5919	Back Taxes/MV-O/DMV CIVLS: 1455245-5993250-N	0.00	5.00	0.00
2023-03-0038570-00	HANSEN GUY E	/WBABM3340YJN86618/2000/BMW/323CI	41.71	41.71	60.47
38570	60 CLINTON AVE	LINK # 2023-MV-0005074	0.00	13.76	60.47
	WESTPORT CT 06880-1215	Back Taxes/MV-O/DMV CIVLS: 3993188-1768442-N	0.00	5.00	0.00
2023-03-0038571-00	HANSEN GUY E	/1GNEK13T14R111094/2004/CHEVR/TAHOE K1	59.96	59.96	79.75
38571	60 CLINTON AVE	LINK # 2023-MV-0005074	0.00	19.79	79.75
	WESTPORT CT 06880-1215	Back Taxes/MV-O/DMV CIVLS: 3993188-1443752-N	0.00	0.00	0.00
2023-03-0038572-00	HANSEN GUY E	/47GAA2321CB000394/2012/VENTU/VATB5225	19.18	19.18	25.51
38572	60 CLINTON AVE	LINK # 2023-MV-0005075	0.00	6.33	25.51
	WESTPORT CT 06880-1215	Back Taxes/MV-O/DMV CIVLS: 3993188-2711547-3962856N	0.00	0.00	0.00
	HANSEN HALEY J				
2023-03-0038573-00	HANSEN GUY E	/1C4HJXDN2JW145196/2018/JEEP/WRANGLER	420.07	420.07	558.69
38573	60 CLINTON AVE	LINK # 2023-MV-0005074	0.00	138.62	558.69
	WESTPORT CT 06880-1215	Back Taxes/MV-O/DMV CIVLS: 3993188-5291355-N	0.00	0.00	0.00
2023-03-0038574-00	HANSEN GUY E	/3GNKBJRS3KS668777/2019/CHEVR/BLAZER R	419.32	419.32	557.70
38574	60 CLINTON AVE	LINK # 2023-MV-0005074	0.00	138.38	557.70
	WESTPORT CT 06880-1215	Back Taxes/MV-O/DMV CIVLS: 3993188-5564625-N	0.00	0.00	0.00
2023-03-0038575-00	HANSEN GUY E	/2GC1YNEY1N1232157/2022/CHEVR/SILVERAD	841.62	841.62	1,119.35

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38575	60 CLINTON AVE WESTPORT CT 06880-1215	LINK # 2023-MV-0005074 Back Taxes/MV-O/DMV CIVLS: 3993188-6729359-N	0.00 0.00	277.73 0.00	1,119.35 0.00
2023-03-0038628-00 38628	HARRELL WAYNE A 21 CROOKED MILE RD WESTPORT CT 06880-1124	/JN1BJ1CR9KW323715/2019/NISSA/ROGUE SP LINK # 2023-MV-0005109 MV-O/DMV CIVLS: 5183193-5825727-N	245.04 0.00 0.00	245.04 80.86 5.00	330.90 330.90 0.00
2023-03-0038695-00 38695	HARTMAN LUCILLE C 52 OLD RD WESTPORT CT 06880-4144	/JTMBK34V085060272/2008/TOYOT/RAV4 LTD LINK # 2023-MV-0005142 MV-O/DMV CIVLS: 5694304-2829645-N	106.88 0.00 0.00	106.88 35.27 5.00	147.15 147.15 0.00
2023-03-0038794-00 38794	HEALY CHRISTOPHER M 35 SPICER RD WESTPORT CT 06880	/1C4AJWAGXEL124931/2014/JEEP/WRANGLER LINK # 2023-MV-0005215 Back Taxes/MV-O/DMV CIVLS: 1294613-1918056-N	205.94 0.00 0.00	205.94 67.96 5.00	278.90 278.90 0.00
2023-03-0038795-00 38795	HEALY CHRISTOPHER M 35 SPICER RD WESTPORT CT 06880	/1FAHP60A82Y119421/2002/FORD/THUNDERB LINK # 2023-MV-0005215 Back Taxes/MV-O/DMV CIVLS: 1294613-6496936-N	219.16 0.00 0.00	219.16 72.32 0.00	291.48 291.48 0.00
2023-03-0038835-00 38835	HEIDTMANN LORI A 74 HALES CT WESTPORT CT 06880-6130	/1G1BG5SM5G7308311/2016/CHEVR/CRUZE PR LINK # 2023-MV-0005240 Back Taxes/MV-O/DMV CIVLS: 3796010-5652894-N	148.96 0.00 0.00	148.96 49.16 5.00	203.12 203.12 0.00
2023-03-0038836-00 38836	HEIDTMANN LORI A 74 HALES CT WESTPORT CT 06880-6130 HEIDTMANN DOROTHY	/1G4GB5G3XGF174392/2016/BUICK/LACROSSE LINK # 2023-MV-0005241 Back Taxes/MV-O/DMV CIVLS: 3796010-6952585-6995320N	181.17 0.00 0.00	181.17 59.79 0.00	240.96 240.96 0.00
2023-03-0038875-00 38875	HELLMAN CHARLES D 299 STURGES HWY WESTPORT CT 06880-1723	/5N1AR18W37C646646/2007/NISSA/PATHFIND LINK # 2023-MV-0005275 MV-O/DMV CIVLS: 3624854-2032499-N	53.81 0.00 0.00	53.81 17.76 5.00	76.57 76.57 0.00
2023-03-0038876-00 38876	HELLMAN CHARLES D 299 STURGES HWY WESTPORT CT 06880-1723	/5TDJZRFHXKS624688/2019/TOYOT/HIGHLAND LINK # 2023-MV-0005275 MV-O/DMV CIVLS: 3624854-5743424-N	416.53 0.00 0.00	416.53 137.45 0.00	553.98 553.98 0.00
2023-03-0038877-00 38877	HELLMAN CHARLES D 299 STURGES HWY WESTPORT CT 06880-1723	/58ABK1GG2JU082145/2018/LEXUS/ES 350 LINK # 2023-MV-0005275 MV-O/DMV CIVLS: 3624854-6307746-N	344.84 0.00 0.00	344.84 113.80 0.00	458.64 458.64 0.00
2023-03-0038892-00 38892	HENDRICKSON HEATHER L PO BOX 302 KETCHUM ID 83340	/5TDBT48A73S164898/2003/TOYOT/SEQUOIA LINK # 2023-MV-0005287 Back Taxes/MV-O/DMV CIVLS: 3168483-1235907-N	72.62 0.00 0.00	72.62 23.96 5.00	101.58 101.58 0.00
2023-03-0038901-00 38901	HENKES ALEX R 130 CROSS HWY WESTPORT CT 06880-2239	/4S4WMARD9K3487030/2019/SUBAR/ASCENT T LINK # 2023-MV-0005293 MV-O/DMV CIVLS: 5149077-6668368-N	402.19 0.00 0.00	402.19 132.72 5.00	539.91 539.91 0.00
2023-03-0038951-00 38951	HERMAN ROBERT J 30 BERNDALE DR WESTPORT CT 06880-2745	/WP0AA29992S620643/2002/PORSC/911 CARR LINK # 2023-MV-0005326 Back Taxes/MV-O/DMV CIVLS: 2820989-3186579-N	279.86 0.00 0.00	279.86 92.35 5.00	377.21 377.21 0.00
2023-03-0038962-00 38962	HERNANDEZ STEPHANIE 34 HALES CT	/2T3BFREV3DW054166/2013/TOYOT/RAV4 LE LINK # 2023-MV-0005332	162.93 0.00	80.00 20.40	100.40 100.40

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	WESTPORT CT 06880-6127	Back Taxes/MV-O/DMV CIVLS: 5787244-6098554-N	82.93	0.00	0.00
2023-03-0039010-00 39010	HEYDT-BENJAMIN AVA D 157 EASTON RD WESTPORT CT 06880-1321	/4S4WX96D784415014/2008/SUBAR/TRIBECA LINK # 2023-MV-0005363 Back Taxes/MV-O/DMV CIVLS: 3399978-6384327-N	69.83 0.00 0.00	69.83 23.04 5.00	97.87 97.87 0.00
2023-03-0039024-00 39024	HIGH TIMOTHY M 8 WASHINGTON AVE WESTPORT CT 06880-2546	/MLHPC5658P5600040/2023/HONDA/CMX500 A LINK # 2023-MV-0005374 Back Taxes/MV-O/DMV CIVLS: 6597788-6942958-N	80.25 0.00 0.00	80.25 26.48 5.00	111.73 111.73 0.00
2023-03-0039051-00 39051	HINER RONALD W 621 BEARD CREEK TRL EDWARDS CO 81632	/5UXWX7C53E0E82333/2014/BMW/X3 XDRIV LINK # 2023-MV-0005394 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 3825480-2059505-N	160.32 0.00 0.00	160.32 52.91 5.00	218.23 218.23 0.00
2023-03-0039161-00 39161	HOLMES DEBORAH A 84 GROVE PT WESTPORT CT 06880-6114	/2T3DFREVXDW115439/2013/TOYOT/RAV4 LIM LINK # 2023-MV-0005464 MV-O/DMV CIVLS: 5269799-2335226-N	182.85 0.00 0.00	182.85 60.34 5.00	248.19 248.19 0.00
2023-03-0039506-00 39506	HOOKER CAFRESA L 26 HALES CT WESTPORT CT 06880-6127	/KNDPMCAC6K7578899/2019/KIA/SPORTAGE LINK # 2023-MV-0005486 Back Taxes/MV-O/DMV CIVLS: 6525894-5737264-N	241.50 -20.05 0.00	221.45 73.08 5.00	299.53 299.53 0.00
2023-03-0039523-00 39523	HORN MARK J 25 SAUGATUCK AVE APT 4 WESTPORT CT 06880-5737	/2HGFG11617H547414/2007/HONDA/CIVIC LX LINK # 2023-MV-0005498 MV-O/DMV CIVLS: 2827995-1936022-N	73.92 0.00 0.00	73.92 24.39 5.00	103.31 103.31 0.00
2023-03-0039597-00 39597	HUANG SHAOHUA 9 SETON LN GREENWICH CT 06831-4128	/KMHCU5AE2CU041618/2012/HYUND/ACCENT G LINK # 2023-MV-0005551 MV-O/DMV CIVLS: 571463-3799627-N	83.79 0.00 0.00	83.79 27.65 5.00	116.44 116.44 0.00
2023-03-0039674-00 39674	HWC WESTPORT LLC 385 POST RD E WESTPORT CT 06880-4401	/4YMCL1216BV002385/2011/CARRY/6X12LCGR LINK # 2023-MV-0005603 MV-O/DMV CIVLS: 7043445-1282022-N	15.64 0.00 0.00	15.64 5.16 5.00	25.80 25.80 0.00
2023-03-0039850-00 39850	IBARRA JULIA E 36 WOODS GROVE RD WESTPORT CT 06880-2426	/WBAPK53599A512700/2009/BMW/328XI SU LINK # 2023-MV-0005626 Back Taxes/MV-O/DMV CIVLS: 4552911-2879737-N	63.49 0.00 0.00	63.49 20.95 5.00	89.44 89.44 0.00
2023-03-0039918-00 39918	ISERSON SAMUEL L 264 RIVERSIDE AVE APT 3 WESTPORT CT 06880	/WAUGFAFC3EN089252/2014/AUDI/A6 PREMI LINK # 2023-MV-0005674 MV-O/DMV CIVLS: 1080938-6261574-N	147.28 0.00 0.00	147.28 48.60 5.00	200.88 200.88 0.00
2023-03-0039919-00 39919	ISERSON SAMUEL L 264 RIVERSIDE AVE APT 3 WESTPORT CT 06880	/5UXTR9C59KLD99055/2019/BMW/X3 XDRIV LINK # 2023-MV-0005674 MV-O/DMV CIVLS: 1080938-6411950-N	365.88 0.00 0.00	365.88 120.74 0.00	486.62 486.62 0.00
2023-03-0040200-00 40200	JOHNSON MAUREEN P 1655 POST RD E 2602 WESTPORT CT 06880	/KNMAT2MV6JP616081/2018/NISSA/ROGUE S LINK # 2023-MV-0005859 Back Taxes/MV-O/DMV CIVLS: 6121711-5212340-N	213.20 0.00 0.00	213.20 70.36 5.00	288.56 288.56 0.00
2023-03-0040280-00 40280	JOSEPH BARBARA 53 HALES CT WESTPORT CT 06880	/2T2BZMCA4GC003828/2016/LEXUS/RX 350 LINK # 2023-MV-0005912 MV-O/DMV CIVLS: 2047020-3772633-N	343.54 0.00 0.00	343.54 113.37 5.00	461.91 461.91 0.00
2023-03-0040654-00	JURAN MARCY L	/2T3BF4DV7CW193476/2012/TOYOT/RAV4	136.30	136.30	186.28

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40654	12 PIN OAK CT WESTPORT CT 06880-1022	LINK # 2023-MV-0005936 MV-O/DMV CIVLS: 2244957-1561996-N	0.00 0.00	44.98 5.00	186.28 0.00
2023-03-0040791-00 40791	KARIMU ANITA L 9 MAIN ST APT 2D WESTPORT CT 06880-3418	/1FADP3K24EL292809/2014/FORD/FOCUS SE LINK # 2023-MV-0006031 Back Taxes/MV-O/DMV CIVLS: 6444589-4164945-N	89.56 0.00 0.00	89.56 29.55 5.00	124.11 124.11 0.00
2023-03-0041010-00 41010	KEMPSTER SAMANTHA M 21 SANDHOPPER TRL WESTPORT CT 06880-5070	/WMWXJ1C01P2T18797/2023/MINI/COOPER S LINK # 2023-MV-0006179 MV-O/DMV CIVLS: 4990977-6797201-N	428.82 0.00 0.00	428.82 141.51 5.00	575.33 575.33 0.00
2023-03-0041060-00 41060	KERY PATRICIA F PMB 727 WESTPORT CT 06880-4540	/JNRAS18W39M158660/2009/INFIN/FX35 LINK # 2023-MV-0006216 MV-O/DMV CIVLS: 5043870-2497136-N	105.95 0.00 101.18	4.77 1.14 0.00	5.91 5.91 0.00
2023-03-0041062-00 41062	KESSELMAN AMANDA M 77 NORTH AVE WESTPORT CT 06880-2751	/JHMGE8H3XCC035708/2012/HONDA/FIT LINK # 2023-MV-0006218 MV-O/DMV CIVLS: 6650127-6115329-N	112.84 0.00 0.00	112.84 37.24 5.00	155.08 155.08 0.00
2023-03-0041105-00 41105	KIM JI S 1 ALLEN LN WESTPORT CT 06880-4504	/1HGCM56867A114912/2007/HONDA/ACCORD E LINK # 2023-MV-0006252 MV-O/DMV CIVLS: 6779965-121875-N	85.65 0.00 0.00	85.65 28.26 5.00	118.91 118.91 0.00
2023-03-0041227-00 41227	KLINE ANDREA F 4 BURR SCHOOL RD WESTPORT CT 06880-3816 KLINE STEVEN P	/SALSF2D48BA285407/2011/LAND/RANGE RO LINK # 2023-MV-0006338 MV-O/DMV CIVLS: 3299940-1495889-4607304N	105.95 0.00 0.00	105.95 34.96 5.00	145.91 145.91 0.00
2023-03-0041281-00 41281	KOHN ADAM J 5 TOWN CRIER LN WESTPORT CT 06880-1533	/ZARFAEAV3J7584049/2018/ALFA/GIULIA Q LINK # 2023-MV-0006378 Back Taxes/MV-O/DMV CIVLS: 994297-5524262-N	547.80 0.00 0.00	547.80 180.77 5.00	733.57 733.57 0.00
2023-03-0041282-00 41282	KOHN KERRIE S 7 BROOKLAWN DR WESTPORT CT 06880-1512	/2T2BK1BA0BC096361/2011/LEXUS/RX 350 LINK # 2023-MV-0006379 Back Taxes/MV-O/DMV CIVLS: 5240922-1932102-N	165.53 0.00 0.00	165.53 54.62 5.00	225.15 225.15 0.00
2023-03-0041314-00 41314	KONHEIM ELIZABETH F 10 LYNDALE PARK WESTPORT CT 06880-1228	/WBXYJ5C30JEF70996/2018/BMW/X2 XDRIV LINK # 2023-MV-0006407 MV-O/DMV CIVLS: 5685579-5052493-N	312.82 0.00 0.00	312.82 103.23 5.00	421.05 421.05 0.00
2023-03-0041315-00 41315	KONIG MAYA B 19 HILLSPOINT RD WESTPORT CT 06880-4503	/1GNSKCKD1NR322256/2022/CHEVR/SUBURBAN LINK # 2023-MV-0006408 Back Taxes/MV-O/DMV CIVLS: 3825647-6777354-N	822.07 0.00 0.00	822.07 271.28 5.00	1,098.35 1,098.35 0.00
2023-03-0041417-00 41417	KRASNE DAVID J 6 WESTWAY RD WESTPORT CT 06880-5637	/4S3GTAD68K3743906/2019/SUBAR/IMPREZA LINK # 2023-MV-0006485 Back Taxes/MV-O/DMV CIVLS: 1827032-5449173-N	261.05 0.00 0.00	261.05 86.15 5.00	352.20 352.20 0.00
2023-03-0041418-00 41418	KRASNE DAVID J 6 WESTWAY RD WESTPORT CT 06880-5637	/KMUHCESC9NU100058/2022/GENES/GV80 BAS LINK # 2023-MV-0006485 Back Taxes/MV-O/DMV CIVLS: 1827032-6652715-N	853.73 0.00 0.00	853.73 281.73 0.00	1,135.46 1,135.46 0.00
2023-03-0041419-00 41419	KRAUSE RICHARD P 110 LONG LOTS RD WESTPORT CT 06880-3947	/5NPE24AF8GH389834/2016/HYUND/SONATA S LINK # 2023-MV-0006486 Back Taxes/MV-O/DMV CIVLS: 4924885-5188101-N	138.16 0.00 0.00	138.16 45.59 5.00	188.75 188.75 0.00

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2023-03-0041455-00 41455	KRONICK ALICIA K 15 DAVENPORT AVE WESTPORT CT 06880-5800	/5NPD74LF0JH366372/2018/HYUND/ELANTRA LINK # 2023-MV-0006512 MV-O/DMV CIVLS: 658066-5077759-N	165.16 0.00 0.00	165.16 54.50 5.00	224.66 224.66 0.00
2023-03-0041480-00 41480	KUGEL EMILY A 3 MAPLE LN WESTPORT CT 06880-6829 KUGEL FREDERICK C 3RD	/1C4RJFBGXJC363200/2018/JEEP/GRAND CH LINK # 2023-MV-0006534 Back Taxes/MV-O/DMV CIVLS: 1857047-4998293-3990142N	314.49 -52.53 0.00	261.96 86.45 5.00	353.41 353.41 0.00
2023-03-0041688-00 41688	LACOSEGLIO PAUL J 7 GRAY LN WESTPORT CT 06880	/1C6RR7GG6KS631293/2019/RAM/1500 CLA LINK # 2023-MV-0006601 Back Taxes/MV-O/DMV CIVLS: 5984692-5500920-N	341.12 0.00 336.00	5.12 0.77 0.00	5.89 5.89 0.00
2023-03-0041689-00 41689	LACOSEGLIO TRACI 7 GRAY LANE WESTPORT CT 06880	/SALAG2D48DA677895/2013/LAND/LR4 HSE LINK # 2023-MV-0006602 Back Taxes/MV-O/DMV CIVLS: 5181873-3634222-N	169.44 0.00 166.90	2.54 0.38 0.00	2.92 2.92 0.00
2023-03-0041705-00 41705	LAGNESE MICHAEL C 10 LAMPLIGHT LN WESTPORT CT 06880-6106 LAGNESE NANCY L	/1C4HJXEN8MW612320/2021/JEEP/WRANGLER LINK # 2023-MV-0006616 MV-O/ Flag: N /DMV CIVLS: 837766-6050002-5094152N	549.10 0.00 0.00	549.10 181.20 5.00	735.30 735.30 0.00
2023-03-0041822-00 41822	LANZARO JAMES A 5 BOWLING LN WESTPORT CT 06880-4106	/WDDHF8JB5EA980753/2014/MERCE/E3504M A LINK # 2023-MV-0006698 Back Taxes/MV-O/DMV CIVLS: 2345183-6135539-N	183.78 0.00 0.00	183.78 60.65 5.00	249.43 249.43 0.00
2023-03-0041886-00 41886	LASSO ESCOBAR WALTHER O 48 FRANKLIN ST APT 2 WESTPORT CT 06880	/1FM5K8D86EGC43336/2014/FORD/EXPLORER LINK # 2023-MV-0006731 Back Taxes/MV-O/DMV CIVLS: 6351247-4988661-N	162.55 0.00 0.00	162.55 53.64 0.00	216.19 216.19 0.00
2023-03-0041888-00 41888	LASSO ESCOBAR WALTHER O 48 FRANKLIN ST APT 2 WESTPORT CT 06880	/3C6TRVCG5HE531858/2017/RAM/RAM PROM LINK # 2023-MV-0006732 Back Taxes/MV-O/DMV CIVLS: 6506957-6465064-N	361.79 0.00 0.00	361.79 119.39 5.00	486.18 486.18 0.00
2023-03-0041905-00 41905	LAUB DAVID C JR 4 COMPO HILL AVE WESTPORT CT 06880-6608	/WAUANAF43HN034421/2017/AUDI/A4 2.0T LINK # 2023-MV-0006742 MV-O/DMV CIVLS: 6141800-4636418-N	228.10 0.00 0.00	228.10 75.27 5.00	308.37 308.37 0.00
2023-03-0041906-00 41906	LAUB DYLAN C 4 COMPO HILL AVE WESTPORT CT 06880-6608	/JNKCV64E48M118126/2008/INFIN/G37/JOUR LINK # 2023-MV-0006743 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 6553387-6513756-N	88.26 0.00 0.00	88.26 29.13 5.00	122.39 122.39 0.00
2023-03-0041907-00 41907	LAUBERTH JOSEPH C 10 WILD ROSE RD WESTPORT CT 06880-2551	/1G2ZK17K094246197/2009/PONTI/G6 GT LINK # 2023-MV-0006744 MV-O/DMV CIVLS: 6695834-6292056-N	66.85 0.00 0.00	66.85 22.06 5.00	93.91 93.91 0.00
2023-03-0041919-00 41919	LAVERGNE VICKY A 26 HALE ST WESTPORT CT 06880-5136	/WBABW53424PJ94656/2004/BMW/330CI LINK # 2023-MV-0006753 Back Taxes/MV-O/DMV CIVLS: 1160374-1767962-N	53.81 0.00 0.00	53.81 17.76 5.00	76.57 76.57 0.00
2023-03-0041920-00 41920	LAVERTY THOMAS E 499 MAIN ST	/WVGBV3AX5DW611454/2013/VOLKS/TIGUAN S LINK # 2023-MV-0006754	115.63 0.00	115.63 38.16	158.79 158.79

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	WESTPORT CT 06880-2159	MV-O/DMV CIVLS: 2449755-5630574-N	0.00	5.00	0.00
2023-03-0041937-00 41937	LAWLOR WILLIAM J 17 IMPERIAL AVE WESTPORT CT 06880-4302	/WP1AF2A25ELA30193/2014/PORSC/CAYENNE LINK # 2023-MV-0006767 MV-O/DMV CIVLS: 2574862-2528923-N	234.24 0.00 0.00	234.24 77.30 5.00	316.54 316.54 0.00
2023-03-0041994-00 41994	LEBLANC EGBERT D 12376 IVESON DR HASLET TX 76052-1617	/W1N0J8EB1PG127887/2023/MERCE/GLC COUP LINK # 2023-MV-0006806 MV-O/DMV CIVLS: 6954897-6869681-N	712.96 0.00 0.00	712.96 235.28 5.00	953.24 953.24 0.00
2023-03-0042004-00 42004	LEBRON MITCHELL J 35 KINGS HWY N APT B WESTPORT CT 06880-3002	/1GKS2MEF0BR155920/2011/GMC/YUKON DE LINK # 2023-MV-0006813 Back Taxes/MV-O/DMV CIVLS: 4544486-44219-N	156.41 0.00 116.40	40.01 10.80 0.00	50.81 50.81 0.00
2023-03-0042027-00 42027	LEE KIN N 2 ROOSEVELT RD WESTPORT CT 06880-6840	/W1NYC8AJ4PX463205/2023/MERCE/G 63 AMG LINK # 2023-MV-0006829 Back Taxes/MV-O/DMV CIVLS: 6912945-7152721-N	2,449.83 0.00 0.00	2,449.83 808.44 5.00	3,263.27 3,263.27 0.00
2023-03-0042028-00 42028	LEE KIN N 2 ROOSEVELT RD WESTPORT CT 06880-6840	/SALKPBE71PA021765/2023/LAND/RANGE RO LINK # 2023-MV-0006829 Back Taxes/MV-O/DMV CIVLS: 6912945-6831179-N	1,625.34 0.00 0.00	1,625.34 536.36 0.00	2,161.70 2,161.70 0.00
2023-03-0042138-00 42138	LESSER CHRISTOPHER P 3 CHARCOAL HILL CMN WESTPORT CT 06880-1630	/1GCGTDEN9M1174991/2021/CHEVR/COLORADO LINK # 2023-MV-0006911 MV-O/DMV CIVLS: 6134783-6087080-N	491.38 0.00 476.64	14.74 3.76 0.00	18.50 18.50 0.00
2023-03-0042213-00 42213	LEVITT GABRIEL D 27 MORNINGSIDE DR S WESTPORT CT 06880-5412	/JTJBARBZ0H2104362/2017/LEXUS/NX 200T LINK # 2023-MV-0006971 Back Taxes/MV-O/DMV CIVLS: 5775519-4486585-N	309.65 0.00 0.00	309.65 102.18 5.00	416.83 416.83 0.00
2023-03-0042214-00 42214	LEVITT KYLE W 606 POST ROAD E #408 WESTPORT CT 06880	/3GKALVEV9LL281918/2020/GMC/TERRAIN LINK # 2023-MV-0006972 Back Taxes/MV-O/DMV CIVLS: 6309657-6167448-N	321.38 0.00 0.00	321.38 106.06 5.00	432.44 432.44 0.00
2023-03-0042215-00 42215	LEVITT KYLE W 606 POST ROAD E #408 WESTPORT CT 06880	/JN8AZ08W96W511669/2006/NISSA/MURANO S LINK # 2023-MV-0006972 Back Taxes/MV-O/DMV CIVLS: 6309657-463236-N	41.71 0.00 0.00	41.71 13.76 0.00	55.47 55.47 0.00
2023-03-0042350-00 42350	LIBERATORE ADRIANA G 146 BAYBERRY LN WESTPORT CT 06880-4034	/SAL1L9FU8PA101309/2023/LAND/RANGE RO LINK # 2023-MV-0007041 Back Taxes/MV-O/DMV CIVLS: 2284041-6836131-N	1,388.12 0.00 0.00	1,388.12 458.08 5.00	1,851.20 1,851.20 0.00
2023-03-0042368-00 42368	LIEBER JONATHAN W 30 CRANBURY RD WESTPORT CT 06880-1816	/1C4HJWEG2CL113105/2012/JEEP/WRANGLER LINK # 2023-MV-0007056 Back Taxes/MV-O/DMV CIVLS: 4977134-1925865-N	207.99 0.00 0.00	207.99 68.64 5.00	281.63 281.63 0.00
2023-03-0042369-00 42369	LIEBER JONATHAN W 30 CRANBURY RD WESTPORT CT 06880-1816	/WBAVM5C51EVV92451/2014/BMW/X1 XDRIV LINK # 2023-MV-0007056 Back Taxes/MV-O/DMV CIVLS: 4977134-4359367-N	135.55 0.00 0.00	135.55 44.73 0.00	180.28 180.28 0.00
2023-03-0042404-00 42404	LIFESTYLE LABS INC 403 BRADLEY LN WESTPORT CT 06880-5744 NORRIS JASON G	/1V2MR2CA1KC597148/2019/VOLKS/ATLAS SE LINK # 2023-MV-0007080 MV-O/DMV CIVLS: 7014551-5649256-6496698N	386.55 0.00 0.00	386.55 127.56 5.00	519.11 519.11 0.00

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2023-03-0042435-00 42435	LINARES KRISTINA M 10 BAYARD LN APT 6 PRINCETON NJ 08540-3067	/4JGDA5HB4HA981369/2017/MERCE/GLE 350 LINK # 2023-MV-0007097 MV-O/DMV CIVLS: 6615076-4596313-N	329.39 0.00 0.00	329.39 108.70 5.00	443.09 443.09 0.00
2023-03-0042450-00 42450	LINDSEY-NOBLE GARETH S 1338 MAIN ST APT 503 COLUMBIA SC 29201	/JTNB11HK8J3020574/2018/TOYOT/CAMRY L LINK # 2023-MV-0007106 Back Taxes/MV-O/DMV CIVLS: 982561-4727612-N	238.15 0.00 0.00	238.15 78.59 5.00	321.74 321.74 0.00
2023-03-0042455-00 42455	LINDSTROM JENNIFER 3 OAK RIDGE PARK WESTPORT CT 06880-4933	/3FTTW8F96PRA14169/2023/FORD/MAVERICK LINK # 2023-MV-0007109 Back Taxes/MV-O/ Flag: D NE /DMV CIVLS: 2073821-6983723-N	469.60 0.00 0.00	469.60 154.97 5.00	629.57 629.57 0.00
2023-03-0042476-00 42476	LIOTTA JARRET 18 ROSEVILLE RD WESTPORT CT 06880-4505	/YV1672MC7CJ124636/2012/VOLVO/C70 T5 LINK # 2023-MV-0007120 MV-O/DMV CIVLS: 3169588-6583467-N	109.11 0.00 0.00	109.11 36.01 5.00	150.12 150.12 0.00
2023-03-0042495-00 42495	LIPTON LAWRENCE I 13554 WHISTLER MOUNTAIN RD DELRAY BEACH FL 33446	/SALYB2EX4LA291379/2020/LAND/RANGE RO LINK # 2023-MV-0007137 MV-O/DMV CIVLS: 3826562-6059392-N	524.71 0.00 0.00	524.71 173.15 5.00	702.86 702.86 0.00
2023-03-0042617-00 42617	LOGAN MATTHEW E 6 RIDGEWOOD LN WESTPORT CT 06880-3107	/1GNSKRKD7MR242820/2021/CHEVR/TAHOE K1 LINK # 2023-MV-0007210 MV-O/DMV CIVLS: 1855510-6171790-N	804.20 0.00 0.00	804.20 265.39 5.00	1,074.59 1,074.59 0.00
2023-03-0042691-00 42691	LOPEZ STEPHANIE B 14 CROSS HWY UNIT B WESTPORT CT 06880	/WBXHT3C3XJ5K25437/2018/BMW/X1 XDRIV LINK # 2023-MV-0007256 Back Taxes/MV-O/DMV CIVLS: 6722432-4799831-N	284.14 0.00 0.00	284.14 93.77 5.00	382.91 382.91 0.00
2023-03-0042725-00 42725	LOTT NEIL A 36 TURKEY HILL RD N WESTPORT CT 06880-3943	/1FM5K8D86FGA50511/2015/FORD/EXPLORER LINK # 2023-MV-0007284 Back Taxes/MV-O/DMV CIVLS: 6178726-1460438-N	178.01 0.00 0.00	178.01 58.74 5.00	241.75 241.75 0.00
2023-03-0042738-00 42738	LOVEWELL BENJAMIN E 11 MAPLEWOOD AVE WESTPORT CT 06880-2021	/1MEFM40136G612612/2006/MERCU/MONTEGO LINK # 2023-MV-0007294 MV-O/DMV CIVLS: 2311570-681495-N	5.94 0.00 0.00	5.94 2.00 5.00	12.94 12.94 0.00
2023-03-0042862-00 42862	LUXHAIRAPY LLC 279 POST ROAD E UNIT 10 # 392 WESTPORT CT 06880	/KMHD35LE2DU145824/2013/HYUND/ELANTRA LINK # 2023-MV-0007383 MV-O/DMV CIVLS: 6707184-6222735-N	106.88 0.00 0.00	106.88 35.27 5.00	147.15 147.15 0.00
2023-03-0042873-00 42873	LYNCH CHRISTOPHER T 21 MAPLEWOOD AVE WESTPORT CT 06880-2021	/2HNYD28259H530878/2009/ACURA/MDX LINK # 2023-MV-0007389 Back Taxes/MV-O/DMV CIVLS: 917442-2386477-N	89.38 0.00 0.00	89.38 29.50 5.00	123.88 123.88 0.00
2023-03-0042874-00 42874	LYNCH CHRISTOPHER T 21 MAPLEWOOD AVE WESTPORT CT 06880-2021	/4T1BK46KX7U553837/2007/TOYOT/CAMRY LINK # 2023-MV-0007389 Back Taxes/MV-O/DMV CIVLS: 917442-5170081-N	86.77 0.00 0.00	86.77 28.63 0.00	115.40 115.40 0.00
2023-03-0042875-00 42875	LYNCH CHRISTOPHER T 21 MAPLEWOOD AVE WESTPORT CT 06880-2021	/1G6DG577680170892/2008/CADIL/CTS AWD LINK # 2023-MV-0007389 Back Taxes/MV-O/DMV CIVLS: 917442-6945126-N	51.58 0.00 0.00	51.58 17.02 0.00	68.60 68.60 0.00
2023-03-0042876-00 42876	LYNCH CHRISTOPHER T 21 MAPLEWOOD AVE WESTPORT CT 06880-2021	/5FNYF6H79LB065988/2020/HONDA/PILOT EX LINK # 2023-MV-0007389 Back Taxes/MV-O/DMV CIVLS: 917442-7048337-N	473.51 0.00 0.00	473.51 156.26 0.00	629.77 629.77 0.00
2023-03-0042896-00 42896	LYNCH SUSAN PO BOX 5022	/YV4902BZ0D1161105/2013/VOLVO/XC70 T6 LINK # 2023-MV-0007401	176.33 0.00	176.33 58.19	239.52 239.52

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	WESTPORT CT 06881-5022	MV-O/DMV CIVLS: 6698951-6263807-N	0.00	5.00	0.00
2023-03-0042897-00 42897	LYNCH SUSAN PO BOX 5022 WESTPORT CT 06881-5022	/3N1AB7AP7HY396452/2017/NISSA/SENTRA S LINK # 2023-MV-0007401 MV-O/DMV CIVLS: 6698951-7065175-N	138.91 0.00 0.00	138.91 45.84 0.00	184.75 184.75 0.00
2023-03-0042960-00 42960	MACKENZIE ANGUS B 5 HIAWATHA LN WESTPORT CT 06880	/JM1NC2JF6B0217986/2011/MAZDA/MX-5 MIA LINK # 2023-MV-0007446 MV-O/DMV CIVLS: 6941283-6791550-N	112.84 0.00 0.00	112.84 37.24 5.00	155.08 155.08 0.00
2023-03-0042994-00 42994	MAGED ALEXIS F 1037 STRADELLARD LOS ANGELES CA 90077-2607	/WA1DECF38M1112867/2021/AUDI/Q3 PREMI LINK # 2023-MV-0007469 Back Taxes/MV-O/DMV CIVLS: 4767903-6241938-N	403.68 -302.76 0.00	100.92 33.30 5.00	139.22 139.22 0.00
2023-03-0043005-00 43005	MAGUN TERRY D 53 WHITNEY GLEN DR WESTPORT CT 06880-3701 MAGUN AARON D	/1VWSA7A34NC004692/2022/VOLKS/PASSAT S LINK # 2023-MV-0007479 Back Taxes/MV-O/DMV CIVLS: 1672277-6483920-3559537N	316.73 0.00 0.00	316.73 104.52 0.00	421.25 421.25 0.00
2023-03-0043026-00 43026	MAIDIQUE MARK A 7 SILVER BROOK RD WESTPORT CT 06880-1520	/1J4GA39118L566889/2008/JEEP/WRANGLER LINK # 2023-MV-0007496 Back Taxes/MV-O/DMV CIVLS: 5539368-1832374-N	121.96 0.00 0.00	121.96 40.25 5.00	167.21 167.21 0.00
2023-03-0043031-00 43031	MAINIERO ROSELLA 2800 MADISON AVE UNIT 2B BRIDGEPORT CT 06606-2021	/3GNCJRSB5FL167146/2015/CHEVR/TRAX 1LT LINK # 2023-MV-0007501 Back Taxes/MV-O/DMV CIVLS: 4482203-6911826-N	113.40 0.00 0.00	113.40 37.42 5.00	155.82 155.82 0.00
2023-03-0043041-00 43041	MAKER & SON LLC 83 HILLANDALE RD WESTPORT CT 06880-5322	/W1Y40BHY3MT060815/2021/MERCE/SPRINTER LINK # 2023-MV-0007509 MV-O/DMV CIVLS: 6717309-6327908-N	578.34 0.00 0.00	578.34 190.85 5.00	774.19 774.19 0.00
2023-03-0043042-00 43042	MAKER & SON LLC 83 HILLANDALE RD WESTPORT CT 06880-5322	/W1Y40BHY9MT060768/2021/MERCE/SPRINTER LINK # 2023-MV-0007509 MV-O/DMV CIVLS: 6717309-6355538-N	578.34 0.00 0.00	578.34 190.85 0.00	769.19 769.19 0.00
2023-03-0043043-00 43043	MAKER & SON LLC 83 HILLANDALE RD WESTPORT CT 06880-5322	/W1Y4EBHY7MT058566/2021/MERCE/SPRINTER LINK # 2023-MV-0007509 MV-O/DMV CIVLS: 6717309-6371351-N	578.34 0.00 0.00	578.34 190.85 0.00	769.19 769.19 0.00
2023-03-0043044-00 43044	MAKER & SON LLC 83 HILLANDALE RD WESTPORT CT 06880-5322	/W1Y4EBHY8MT057037/2021/MERCE/SPRINTER LINK # 2023-MV-0007509 MV-O/DMV CIVLS: 6717309-6404241-N	578.34 0.00 0.00	578.34 190.85 0.00	769.19 769.19 0.00
2023-03-0043045-00 43045	MAKER & SON LLC 83 HILLANDALE RD WESTPORT CT 06880-5322	/W1Y4EBHY0MT059655/2021/MERCE/SPRINTER LINK # 2023-MV-0007509 MV-O/DMV CIVLS: 6717309-6404266-N	578.34 0.00 0.00	578.34 190.85 0.00	769.19 769.19 0.00
2023-03-0043078-00 43078	MALLIN ADAM Y 37 IMPERIAL AVE WESTPORT CT 06880-4303	/KM8KH3AC6NU004206/2022/HYUND/KONA N B LINK # 2023-MV-0007535 MV-O/DMV CIVLS: 6552789-6691042-N	415.78 0.00 0.00	415.78 137.21 5.00	557.99 557.99 0.00
2023-03-0043092-00 43092	MALMSTROM DUSTIN E 4 DAVENPORT AVE WESTPORT CT 06880	/WA1CKAFPXAA067342/2010/AUDI/Q5 PREMI LINK # 2023-MV-0007543 MV-O/DMV CIVLS: 2716985-3773402-N	84.72 0.00 0.00	84.72 27.96 5.00	117.68 117.68 0.00
2023-03-0043128-00 43128	MALSTROM DUSTIN E 4 DAVENPORT AVE	/WA1BNAFY5J2010178/2018/AUDI/Q5 LINK # 2023-MV-0007559	305.00 0.00	305.00 100.65	405.65 405.65

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	WESTPORT CT 06880-5805	MV-O/DMV CIVLS: 2716985-4529634-N	0.00	0.00	0.00
2023-03-0043231-00 43231	MARCUS JANICE P 15 OAKWOOD LN WESTPORT CT 06880-1810	/YV4SZ592X71266269/2007/VOLVO/XC70 LINK # 2023-MV-0007628 MV-O/DMV CIVLS: 2813249-1777854-N	68.71 0.00 0.00	68.71 22.67 5.00	96.38 96.38 0.00
2023-03-0043262-00 43262	MARKS WILLIAMS J JR 28 RED COAT RD WESTPORT CT 06880-1412	/1G6KH5EY0AU116096/2010/CADIL/DTS PREM LINK # 2023-MV-0007650 Back Taxes/MV-O/ Flag: D N /DMV CIVLS: 6392737-5347455-N	73.74 0.00 0.00	73.74 24.33 5.00	103.07 103.07 0.00
2023-03-0043279-00 43279	MARSHALL BEVERLY 40 RED COAT RD WESTPORT CT 06880-1415	/WDCGG8HB1CF781668/2012/MERCE/GLK350 4 LINK # 2023-MV-0007666 Back Taxes/MV-O/ Flag: D N /DMV CIVLS: 3851789-2895736-N	125.13 0.00 0.00	125.13 41.29 5.00	171.42 171.42 0.00
2023-03-0043283-00 43283	MARSHALL JACQUELINE A 118 WASHINGTON ST APT 304 NORWALK CT 06854-3034	/1C4NJDEB3GD795410/2016/JEEP/COMPASS LINK # 2023-MV-0007670 MV-O/DMV CIVLS: 4344338-5428688-N	147.66 0.00 0.00	147.66 48.73 5.00	201.39 201.39 0.00
2023-03-0043287-00 43287	MARSHALL PETER B 9 TAMARAC RD WESTPORT CT 06880-2542	/7FCTGAAL9NN005371/2022/RIVIA/R1T LAUN LINK # 2023-MV-0007674 Back Taxes/MV-O/ Flag: D N /DMV CIVLS: 3191795-6751401-N	1,030.99 0.00 0.00	1,030.99 340.23 5.00	1,376.22 1,376.22 0.00
2023-03-0043317-00 43317	MARTIN PATRICIA 3 DAVENPORT AVE FL 2 WESTPORT CT 06880	/JT2BG22K4X0278935/1999/TOYOT/CAMRY LE LINK # 2023-MV-0007692 Back Taxes/MV-O/DMV CIVLS: 5046504-3135981-N	42.45 0.00 0.00	42.45 14.01 5.00	61.46 61.46 0.00
2023-03-0043339-00 43339	MARTORELLA ALICIA N 8 SUNRISE RD UNIT 1 WESTPORT CT 06880	/1C4RJFBG9EC578895/2014/JEEP/GRAND CH LINK # 2023-MV-0007706 Back Taxes/MV-O/DMV CIVLS: 6912590-6804988-N	184.15 0.00 0.00	184.15 60.77 5.00	249.92 249.92 0.00
2023-03-0043372-00 43372	MASONE MARY A 175 AMBERGATE DR YOUNGSVILLE NC 27596-7448	/3FAHP071X8R242180/2008/FORD/FUSION S LINK # 2023-MV-0007727 Back Taxes/MV-O/DMV CIVLS: 2921994-1532637-N	60.70 0.00 0.00	60.70 20.03 5.00	85.73 85.73 0.00
2023-03-0043373-00 43373	MASRI DORA D 15 GREENS FARMS RD WESTPORT CT 06880-6108	/1GYFK66847R258994/2007/CADIL/ESCALADE LINK # 2023-MV-0007728 MV-O/DMV CIVLS: 2108747-1396829-N	105.02 0.00 73.93	31.09 10.26 5.00	46.35 46.35 0.00
2023-03-0043422-00 43422	MATHIS ROBERT A 159 EASTON RD WESTPORT CT 06880-1321	/JF2SJABC8HH523753/2017/SUBAR/FORESTER LINK # 2023-MV-0007761 MV-O/DMV CIVLS: 5636444-6047160-N	214.69 0.00 0.00	214.69 70.85 5.00	290.54 290.54 0.00
2023-03-0043465-00 43465	MAY PAVEL 23 STONEBOAT RD WESTPORT CT 06880-1425	/JTEAAAAH8PJ124366/2023/TOYOT/VENZA LE LINK # 2023-MV-0007784 MV-O/DMV CIVLS: 5591203-6951437-N	492.69 0.00 0.00	492.69 162.59 5.00	660.28 660.28 0.00
2023-03-0043466-00 43466	MAY PAVEL 23 STONEBOAT RD WESTPORT CT 06880-1425	/1FTBW2DG7NKA66731/2022/FORD/TRANSIT LINK # 2023-MV-0007784 MV-O/DMV CIVLS: 5591203-6772697-N	537.00 0.00 0.00	537.00 177.21 0.00	714.21 714.21 0.00
2023-03-0043521-00 43521	MCCAFFERY JACQUELINE E 25 HERMIT LN WESTPORT CT 06880-1114	/5N1AT2MV8JC775851/2018/NISSA/ROGUE SV LINK # 2023-MV-0007827 Back Taxes/MV-O/DMV CIVLS: 1031435-4885662-N	213.20 0.00 0.00	213.20 70.36 5.00	288.56 288.56 0.00
2023-03-0043573-00	MCCLAVE DAMIEN P	/2T2BZMCA2KC199521/2019/LEXUS/RX 350	447.07	447.07	599.60

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43573	148 GREENS FARMS RD WESTPORT CT 06880-6215 MCCLAVE MARIA P	LINK # 2023-MV-0007856 Back Taxes/MV-O/DMV CIVLS: 3033930-5507497-6018157N	0.00 0.00	147.53 5.00	599.60 0.00
2023-03-0043574-00 43574	MCCLAVE DAMIEN P 148 GREENS FARMS RD WESTPORT CT 06880-6215	/JTJKM7BX9N5307299/2022/LEXUS/GX 460 LINK # 2023-MV-0007855 Back Taxes/MV-O/DMV CIVLS: 3033930-6465004-N	746.85 0.00 0.00	746.85 246.46 0.00	993.31 993.31 0.00
2023-03-0043575-00 43575	MCCLAVE MARIA P 148 GREENS FARMS RD WESTPORT CT 06880-6215	/1C6RR7NT6HS859612/2017/RAM/RAM TRUC LINK # 2023-MV-0007857 MV-O/DMV CIVLS: 6018157-6190405-N	378.92 0.00 0.00	378.92 125.04 0.00	503.96 503.96 0.00
2023-03-0043630-00 43630	MCDONALD LAURA E 49 PRINCE ST APT 205 NEW HAVEN CT 06519-1656	/WBAVL1C58DVR87706/2013/BMW/X1 XDRIV LINK # 2023-MV-0007894 MV-O/ Flag: N /DMV CIVLS: 5559203-646014-N	104.27 0.00 0.00	104.27 34.41 5.00	143.68 143.68 0.00
2023-03-0043671-00 43671	MCGORTY MICHAEL P 81 COMPO RD N WESTPORT CT 06880-2507	/JTHKD5BH8C2101386/2012/LEXUS/CT200H LINK # 2023-MV-0007922 MV-O/DMV CIVLS: 5048916-4512614-N	63.75 0.00 0.00	63.75 21.04 5.00	89.79 89.79 0.00
2023-03-0043672-00 43672	MCGORTY MICHAEL P 81 COMPO RD N WESTPORT CT 06880-2507	/WBS3C9C5XFP803293/2015/BMW/M3 LINK # 2023-MV-0007922 MV-O/DMV CIVLS: 5048916-6671369-N	123.13 0.00 0.00	123.13 40.63 0.00	163.76 163.76 0.00
2023-03-0043673-00 43673	MCGORTY MICHAEL P 81 COMPO RD N WESTPORT CT 06880-2507	/WP1AD2A27GLA79890/2016/PORSC/CAYENNE LINK # 2023-MV-0007922 MV-O/DMV CIVLS: 5048916-7123931-N	417.09 0.00 0.00	417.09 137.64 0.00	554.73 554.73 0.00
2023-03-0043674-00 43674	MCGOVERN AND COMPANY LLC 101 ROSEVILLE RD WESTPORT CT 06880-3719	/JHLRD78525C034535/2005/HONDA/CR-V LX LINK # 2023-MV-0007923 MV-O/DMV CIVLS: 5106662-1284466-N	68.52 0.00 0.00	68.52 22.61 5.00	96.13 96.13 0.00
2023-03-0043687-00 43687	MCGRATH AMANDA J 9 KIROCK PL WESTPORT CT 06880-5326	/1C4PJMDX0KD230675/2019/JEEP/CHEROKEE LINK # 2023-MV-0007933 Back Taxes/MV-O/DMV CIVLS: 6425588-5135033-N	307.60 0.00 0.00	307.60 101.51 5.00	414.11 414.11 0.00
2023-03-0043728-00 43728	MCKAY-DICHRISTINA CHRISTINA 19 CLOVER LN WESTPORT CT 06880-2626	/SALRW4EUXP2479303/2023/LAND/DISCOVER LINK # 2023-MV-0007961 Back Taxes/MV-O/DMV CIVLS: 4674350-7068557-N	935.28 0.00 0.00	935.28 308.64 5.00	1,248.92 1,248.92 0.00
2023-03-0043729-00 43729	MCKAY-DICHRISTINA CHRISTINA 19 CLOVER LN WESTPORT CT 06880-2626	/1C4RJFAG4JC369527/2018/JEEP/GRAND CH LINK # 2023-MV-0007961 Back Taxes/MV-O/DMV CIVLS: 4674350-5099403-N	279.67 0.00 0.00	279.67 92.29 0.00	371.96 371.96 0.00
2023-03-0043744-00 43744	MCKLEROY ALISON C 7508 E HURLBUT AVE SEBASTOPOL CA 95472-2677	/3VWEF71KX7M141580/2007/VOLKS/JETTA WO LINK # 2023-MV-0007971 MV-O/DMV CIVLS: 6846263-6569321-N	51.58 0.00 0.00	51.58 17.02 5.00	73.60 73.60 0.00
2023-03-0043745-00 43745	MCLAUGHLIN KEVIN P 22 VANI CT WESTPORT CT 06880-6038 MCLAUGHLIN JAMES H	/WBA3T1C54FP820094/2015/BMW/428XI SU LINK # 2023-MV-0007972 Back Taxes/MV-O/DMV CIVLS: 5888407-5212740-5885691N	243.18 0.00 0.00	243.18 80.25 5.00	328.43 328.43 0.00
2023-03-0043815-00	MEIER JUDITH A	/KM8J3CA44GU188650/2016/HYUND/TUCSON L	170.19	70.96	99.38

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43815	11 HALES CT	LINK # 2023-MV-0008026	-99.23	23.42	99.38
	WESTPORT CT 06880-6128	MV-O/DMV CIVLS: 1129003-3973475-N	0.00	5.00	0.00
2023-03-0043946-00	MERTURI LUZ	/2T3F1RFV8NW310415/2022/TOYOT/RAV4 LE	403.68	403.68	541.89
43946	8 PEBBLE BEACH LN	LINK # 2023-MV-0008099	0.00	133.21	541.89
	WESTPORT CT 06880-6723	Back Taxes/MV-O/DMV CIVLS: 3554157-6844089-N	0.00	5.00	0.00
2023-03-0043998-00	MEYER KATHERINE S	/JF2SJAXCXGH465183/2016/SUBAR/FORESTER	229.40	229.40	310.10
43998	3 CUNNINGHAM PL	LINK # 2023-MV-0008132	0.00	75.70	310.10
	WESTPORT CT 06880-2526	MV-O/DMV CIVLS: 1902079-7026703-N	0.00	5.00	0.00
2023-03-0044057-00	MIGLIETTA LISA C	/ZACCJBBT4FPB37099/2015/JEEP/RENEGADE	142.07	142.07	193.95
44057	19 LEETES ISLAND RD TRLR 11	LINK # 2023-MV-0008172	0.00	46.88	193.95
	BRANFORD CT 06405-6515	Back Taxes/MV-O/ Flag: N /DMV CIVLS: 5135144-1778126-N	0.00	5.00	0.00
2023-03-0044115-00	MILLER KAYLEIGH E	/3HGGK5H42KM702884/2019/HONDA/FIT LX	208.17	208.17	281.87
44115	170 POST RD W C3	LINK # 2023-MV-0008215	0.00	68.70	281.87
	WESTPORT CT 06880	MV-O/DMV CIVLS: 6985799-6744118-N	0.00	5.00	0.00
2023-03-0044264-00	MOHA GONZALO M	/WDBUF87J66X204829/2006/MERCE/E3504M A	50.83	50.83	72.60
44264	82 SAUGATUCK AVE APT 2	LINK # 2023-MV-0008316	0.00	16.77	72.60
	WESTPORT CT 06880-5757	MV-O/DMV CIVLS: 6376487-6356464-N	0.00	5.00	0.00
2023-03-0044299-00	MONTALVO & SOTOMAYOR LLC	/7JRA22TK4LG056737/2020/VOLVO/S60 T6 M	351.55	351.55	472.56
44299	1869 POST RD E	LINK # 2023-MV-0008344	0.00	116.01	472.56
	WESTPORT CT 06880	MV-O/ Flag: N /DMV CIVLS: 7040823-7002578-N	0.00	5.00	0.00
2023-03-0044300-00	MONTALVO & SOTOMAYOR LLC	/7JR102FK2LG037766/2020/VOLVO/S60 T5 M	319.33	319.33	424.71
44300	1869 POST RD E	LINK # 2023-MV-0008344	0.00	105.38	424.71
	WESTPORT CT 06880	MV-O/ Flag: N /DMV CIVLS: 7040823-5796970-N	0.00	0.00	0.00
2023-03-0044343-00	MOOPEN ANEES M	/4S4WMAPD2L3433489/2020/SUBAR/ASCENT L	421.93	421.93	566.17
44343	18 JOANN CIR	LINK # 2023-MV-0008374	0.00	139.24	566.17
	WESTPORT CT 06880-2637	Back Taxes/MV-O/DMV CIVLS: 6955148-6843890-N	0.00	5.00	0.00
2023-03-0044356-00	MOORE ROBERT B 3RD	/WBA3B5C58EP542860/2014/BMW/328XI SU	145.42	145.42	198.41
44356	95 SAUGATUCK AVE A4	LINK # 2023-MV-0008383	0.00	47.99	198.41
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 4269589-6758924-N	0.00	5.00	0.00
2023-03-0044363-00	MORALES CHRISTIANA R	/1HGCR2F52EA250604/2014/HONDA/ACCORD S	168.14	168.14	228.63
44363	19 JENNINGS CT	LINK # 2023-MV-0008389	0.00	55.49	228.63
	WESTPORT CT 06880-4040	MV-O/DMV CIVLS: 6293463-1249219-N	0.00	5.00	0.00
2023-03-0044373-00	MOREIRA DA SILVA JANAINA A	/3CZRU6H38KG726064/2019/HONDA/HR-V LX	251.56	251.56	339.57
44373	275 POST RD E UNIT 4	LINK # 2023-MV-0008397	0.00	83.01	339.57
	WESTPORT CT 06881-7802	Back Taxes/MV-O/DMV CIVLS: 5982087-5531536-N	0.00	5.00	0.00
2023-03-0044393-00	MORI JULIE N	/2HKRM4H36EH691742/2014/HONDA/CR-V LX	158.64	158.64	215.99
44393	4 ROCKLAND PL	LINK # 2023-MV-0008413	0.00	52.35	215.99
	WESTPORT CT 06880-6035	MV-O/DMV CIVLS: 5056282-4568264-N	0.00	5.00	0.00
2023-03-0044405-00	MOROWITZ BRENT A	/YV4BR00Z0N1816850/2022/VOLVO/XC90 T8	684.29	684.29	915.11
44405	6 RISING RIDGE RD	LINK # 2023-MV-0008422	0.00	225.82	915.11
	UPPER SADDLE RIVER NJ 07458	Back Taxes/MV-O/DMV CIVLS: 6151615-6519312-6151614N	0.00	5.00	0.00

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	MOROWITZ AMANDA B				
2023-03-0044564-00 44564	MURPHY BRIAN D 3 MORNINGSIDE LN WESTPORT CT 06880-3815	/5FNYG1H71PB011378/2023/HONDA/PILOT TO LINK # 2023-MV-0008545 Back Taxes/MV-O/DMV CIVLS: 6309251-6972248-N	599.01 0.00 0.00	599.01 197.67 5.00	801.68 801.68 0.00
2023-03-0044636-00 44636	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/1GB3KVCGXKF154930/2019/CHEVR/SILVERAD LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-5265390-N	609.06 0.00 0.00	609.06 200.99 5.00	815.05 815.05 0.00
2023-03-0044637-00 44637	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/431FS1221H1000230/2017/CROSS/5HD12TD LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-4458908-N	43.38 0.00 0.00	43.38 14.32 0.00	57.70 57.70 0.00
2023-03-0044638-00 44638	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/1GD32TCY9KF106789/2019/GMC/SIERRA K LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-5583131-N	609.06 0.00 0.00	609.06 200.99 0.00	810.05 810.05 0.00
2023-03-0044639-00 44639	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/1P9BE1620KM489218/2019/PROLI/CON712 LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-5370515-N	49.16 0.00 0.00	49.16 16.22 0.00	65.38 65.38 0.00
2023-03-0044640-00 44640	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/16V3D2224N5128865/2022/BIG T/14 GOO LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-6668320-N	86.21 0.00 0.00	86.21 28.45 0.00	114.66 114.66 0.00
2023-03-0044641-00 44641	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/16V3F3326N6167028/2022/BIG T/20 GOO LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-6668349-N	108.37 0.00 0.00	108.37 35.76 0.00	144.13 144.13 0.00
2023-03-0044642-00 44642	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/1FTER4FH3MLD92623/2021/FORD/RANGER S LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-6521975-N	467.55 0.00 0.00	467.55 154.29 0.00	621.84 621.84 0.00
2023-03-0044643-00 44643	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/16V1C2526M2012136/2021/BIG T/TRAILER LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-7050486-N	95.89 0.00 0.00	95.89 31.64 0.00	127.53 127.53 0.00
2023-03-0044644-00 44644	NADO PAVING OF CONNECTICUT LLC PO BOX 72 WESTPORT CT 06881-0072	/1ZVHT85H265245303/2006/FORD/MUSTANG LINK # 2023-MV-0008596 MV-O/DMV CIVLS: 5977235-2994713-N	74.29 0.00 0.00	74.29 24.52 0.00	98.81 98.81 0.00
2023-03-0044713-00 44713	NASH STEPHEN N PO BOX 69 WESTPORT CT 06881-0069	/5A4CHES2852001249/2005/5STAR/5R370021 LINK # 2023-MV-0008640 MV-O/DMV CIVLS: 4332855-2372881-N	6.70 0.00 0.00	6.70 2.21 0.00	8.91 8.91 0.00
2023-03-0044718-00 44718	NATALIO ESTELITA N 117 CHURCHILL ST FAIRFIELD CT 06824-6106	/JN1BJ1CR4JW294249/2018/NISSA/ROGUE SP LINK # 2023-MV-0008645 Back Taxes/MV-O/DMV CIVLS: 4916189-5232515-N	221.02 0.00 0.00	221.02 72.94 5.00	298.96 298.96 0.00
2023-03-0044882-00 44882	NICHOLS IAN J 257 RIVERSIDE AVE WESTPORT CT 06880	/JF1GPAA60FH289402/2015/SUBAR/IMPREZA LINK # 2023-MV-0008758 Back Taxes/MV-O/DMV CIVLS: 6499007-5655658-N	156.78 0.00 0.00	156.78 51.74 5.00	213.52 213.52 0.00
2023-03-0044890-00 44890	NIELSEN JOHN D 35 OLD RD WESTPORT CT 06880-4140	/3MVDMBEM1LM107331/2020/MAZDA/CX-30 PR LINK # 2023-MV-0008764 MV-O/DMV CIVLS: 3836311-5775361-N	337.58 0.00 0.00	337.58 111.40 5.00	453.98 453.98 0.00
2023-03-0044893-00	NIEVES SUHAIL	/2HNYD2H2XCH550535/2012/ACURA/MDX	134.62	134.62	184.04

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44893	26 FRANKLIN ST F2 1B WESTPORT CT 06880	LINK # 2023-MV-0008767 MV-O/DMV CIVLS: 3602040-6237855-N	0.00 0.00	44.42 5.00	184.04 0.00
2023-03-0044908-00 44908	NISENSON PETER E 4 W BRANCH RD WESTPORT CT 06880-1248	/1V2LR2CA7KC576204/2019/VOLKS/ATLAS SE LINK # 2023-MV-0008777 Back Taxes/MV-O/DMV CIVLS: 5568928-6476040-N	330.51 0.00 0.00	330.51 109.07 5.00	444.58 444.58 0.00
2023-03-0045028-00 45028	NIXON MARIBETH 1655 POST RD E GREENS FARMS CT 06838	/KL8CD6SA8MC730343/2021/CHEVR/SPARK 1L LINK # 2023-MV-0008789 Back Taxes/MV-O/DMV CIVLS: 3819258-6969683-N	202.03 0.00 0.00	202.03 66.67 5.00	273.70 273.70 0.00
2023-03-0045053-00 45053	NORBOM STEFAN N 107 NORTH AVE WESTPORT CT 06880-2726	/WAUSGAFC8CN004247/2012/AUDI/A7 PREST LINK # 2023-MV-0008808 MV-O/DMV CIVLS: 2532890-1506220-N	155.10 0.00 0.00	155.10 51.18 5.00	211.28 211.28 0.00
2023-03-0045065-00 45065	NORMAN JACKSON F 19 LOREN LN WESTPORT CT 06880-1220	/5J6RW2H83JL037159/2018/HONDA/CR-V EXL LINK # 2023-MV-0008819 Back Taxes/MV-O/DMV CIVLS: 5125950-5255164-N	312.82 0.00 0.00	312.82 103.23 5.00	421.05 421.05 0.00
2023-03-0045102-00 45102	NUSBAUM JESSE A 17 WOODHILL RD WESTPORT CT 06880-5611	/SALVP2BG8HH231595/2017/LAND/RANGE RO LINK # 2023-MV-0008851 MV-O/DMV CIVLS: 1848498-5003038-N	257.51 0.00 0.00	257.51 84.98 5.00	347.49 347.49 0.00
2023-03-0045148-00 45148	OCHOA CLAUDIA P 328 POST ROAD WEST WESTPORT CT 06880	/KMHTC6AD1CU045000/2012/HYUND/VELOSTER LINK # 2023-MV-0008885 Back Taxes/MV-O/DMV CIVLS: 5324579-3151835-N	65.91 0.00 -421.00	486.91 94.95 5.00	586.86 586.86 0.00
2023-03-0045214-00 45214	OGLE ASHTON C 2 CHAPEL HILL RD WESTPORT CT 06880-5315	/KM8R5DGE0PU490844/2023/HYUND/PALISADE LINK # 2023-MV-0008917 Back Taxes/MV-O/DMV CIVLS: 6760109-6747811-N	630.85 0.00 0.00	630.85 208.18 5.00	844.03 844.03 0.00
2023-03-0045241-00 45241	OKEEFE KIERAN J 142 GREENS FARMS RD WESTPORT CT 06880-6215	/5KTBS25293F092200/2003/KARAV/KKRT4100 LINK # 2023-MV-0008935 Back Taxes/MV-O/DMV CIVLS: 2765796-769513-N	5.96 0.00 0.00	5.96 2.00 5.00	12.96 12.96 0.00
2023-03-0045300-00 45300	OLSON STEVEN M 2 LAKEVIEW RD WESTPORT CT 06880-5114	/WBA8B9G59JNU57734/2018/BMW/330 I LINK # 2023-MV-0008976 Back Taxes/MV-O/DMV CIVLS: 7038652-7042061-N	271.11 0.00 0.00	271.11 89.47 5.00	365.58 365.58 0.00
2023-03-0045310-00 45310	ONEILL MATTHEW C 27 BERMUDA RD WESTPORT CT 06880-6702	/WDCYC7DF2GX244441/2016/MERCE/G63 AMG LINK # 2023-MV-0008985 Back Taxes/MV-O/DMV CIVLS: 5120966-7042676-N	1,120.55 -187.13 563.85	369.57 105.33 0.00	474.90 474.90 0.00
2023-03-0045364-00 45364	ORTIZ ANGELA 785 POST RD E APT 2B WESTPORT CT 06880-5220	/4T4BF1FK4GR564471/2016/TOYOT/CAMRY LE LINK # 2023-MV-0009020 MV-O/DMV CIVLS: 6683920-6198602-N	181.17 0.00 0.00	181.17 59.79 5.00	245.96 245.96 0.00
2023-03-0045365-00 45365	ORTIZ ESPINOSA JHON A 25 IMPERIAL AVE WESTPORT CT 06880-4303	/1GCWGFFA7E1173850/2014/CHEVR/EXPRESS LINK # 2023-MV-0009021 Back Taxes/MV-O/DMV CIVLS: 2930411-1525904-N	245.97 0.00 0.00	245.97 81.17 5.00	332.14 332.14 0.00
2023-03-0045368-00 45368	ORTIZ-ESPINOSA JHON A 25 IMPERIAL AVE	/WBA4U9C39H5H64010/2017/BMW/430XI LINK # 2023-MV-0009024	277.25 0.00	277.25 91.49	373.74 373.74

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	WESTPORT CT 06880-4303	Back Taxes/MV-O/DMV CIVLS: 4383620-4303722-N	0.00	5.00	0.00
2023-03-0045381-00 45381	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/124452/1963/PORSC/356B LINK # 2023-MV-0009033 MV-O/DMV CIVLS: 5975848-5582820-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0045382-00 45382	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/2584693/1972/BMW/2002 LINK # 2023-MV-0009033 MV-O/DMV CIVLS: 5975848-6341629-N	9.31 0.00 0.00	9.31 3.07 0.00	12.38 12.38 0.00
2023-03-0045383-00 45383	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/11101010097583/1967/MERBZ/230S LINK # 2023-MV-0009033 MV-O/DMV CIVLS: 5975848-218443-N	9.31 0.00 0.00	9.31 3.07 0.00	12.38 12.38 0.00
2023-03-0045384-00 45384	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/WDBBA48D0JA084013/1988/MERCE/560SL LINK # 2023-MV-0009033 MV-O/DMV CIVLS: 5975848-6484376-N	9.31 0.00 0.00	9.31 3.07 0.00	12.38 12.38 0.00
2023-03-0045387-00 45387	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/SALAG2D47CA616942/2012/LAND/LR4 HSE LINK # 2023-MV-0009033 MV-O/DMV CIVLS: 5975848-6158239-N	135.55 0.00 0.00	135.55 44.73 0.00	180.28 180.28 0.00
2023-03-0045420-00 45420	OZANIAN ROBERT 7 DAWN DR WESTPORT CT 06880-2848 OZANIAN ROSANNA	/2HKYF18617H509270/2007/HONDA/PILOT EX LINK # 2023-MV-0009062 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 2601649-2324362-509901N	66.85 0.00 0.00	66.85 22.06 5.00	93.91 93.91 0.00
2023-03-0045489-00 45489	PALMER MICHAEL P 99 TURKEY HILL RD 5 WESTPORT CT 06880 PALMER KATHERINA M	/1C6JJTBGXLL165724/2020/JEEP/GLADIATO LINK # 2023-MV-0009105 MV-O/DMV CIVLS: 5021868-5712511-4677420N	553.95 0.00 0.00	553.95 182.80 5.00	741.75 741.75 0.00
2023-03-0045539-00 45539	PAOLELLA JENI E 17 FERRY LN WESTPORT CT 06880-5920	/WDDLJ7EB1CA001319/2012/MERCE/CLS63 AM LINK # 2023-MV-0009143 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 1047097-6763264-N	252.30 0.00 0.00	252.30 83.26 5.00	340.56 340.56 0.00
2023-03-0045595-00 45595	PARILLO SAMANTHA M 2 HUNTING LN WESTPORT CT 06880-4126	/ZARFANAN1L7634532/2020/ALFA/GIULIA LINK # 2023-MV-0009176 Back Taxes/MV-O/DMV CIVLS: 3994546-6880420-N	385.81 0.00 0.00	385.81 127.32 5.00	518.13 518.13 0.00
2023-03-0045596-00 45596	PARILLO SAMANTHA M 2 HUNTING LN WESTPORT CT 06880-4126	/JTHU9JBH9K2001735/2019/LEXUS/UX 250H LINK # 2023-MV-0009176 Back Taxes/MV-O/DMV CIVLS: 3994546-5417243-N	387.85 0.00 0.00	387.85 127.99 0.00	515.84 515.84 0.00
2023-03-0045651-00 45651	PARSONS ANDREW M 5 CYPRESS POND RD WESTPORT CT 06880-1826	/WMWZC5C56GWT39031/2016/MINI/COOPER S LINK # 2023-MV-0009212 MV-O/DMV CIVLS: 6262075-6185340-N	183.78 -153.09 0.00	30.69 10.13 0.00	40.82 40.82 0.00
2023-03-0045655-00 45655	PARTY IDEAS LLC 2 GREENBRIER RD WESTPORT CT 06880	/1FTNE2EWXCDB05352/2012/FORD/ECONOLIN LINK # 2023-MV-0009215 MV-O/DMV CIVLS: 6121922-2151774-N	207.24 0.00 0.00	207.24 68.39 5.00	280.63 280.63 0.00
2023-03-0045673-00 45673	PASSERO CAROLYN 10 SURF RD WESTPORT CT 06880-6731	/1237J4S416145/1974/CHEVR/1Y237 LINK # 2023-MV-0009225 MV-O/DMV CIVLS: 3022022-143467-N	120.10 0.00 0.00	120.10 35.20 0.00	155.30 155.30 0.00
2023-03-0045679-00	PASTERNAK LARA F	/4S4BSANC8H3417870/2017/SUBAR/OUTBACK	281.53	281.53	379.43

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45679	61 CLAPBOARD HILL RD WESTPORT CT 06880-6320	LINK # 2023-MV-0009229 Back Taxes/MV-O/DMV CIVLS: 2514809-6380324-N	0.00 0.00	92.90 5.00	379.43 0.00
2023-03-0045683-00 45683	PATAFIO ONOFRIO 6 BITTERSWEET LN WESTPORT CT 06880	/1GNSKJKC7HR299288/2017/CHEVR/SUBURBAN LINK # 2023-MV-0009232 Back Taxes/MV-O/DMV CIVLS: 3988398-4534116-N	452.28 -113.06 0.00	339.22 111.94 5.00	456.16 456.16 0.00
2023-03-0045685-00 45685	PATAFIO ONOFRIO 6 BITTERSWEET LN WESTPORT CT 06880	/1C4NJRFB9HD195049/2017/JEEP/PATRIOT LINK # 2023-MV-0009232 Back Taxes/MV-O/DMV CIVLS: 3988398-4485056-N	176.70 0.00 0.00	176.70 58.31 0.00	235.01 235.01 0.00
2023-03-0045767-00 45767	PEARL ALEXANDRA E 606 POST RD EAST #576 WESTPORT CT 06880	/2HGFA1F83BH545765/2011/HONDA/CIVIC EX LINK # 2023-MV-0009291 MV-O/DMV CIVLS: 2946143-1599487-N	112.09 0.00 0.00	112.09 36.99 5.00	154.08 154.08 0.00
2023-03-0045806-00 45806	PENDERGRASS BRIANA M 4 OAK VIEW LN WESTPORT CT 06880	/1N4AL3AP4JC267897/2018/NISSA/ALTIMA 2 LINK # 2023-MV-0009316 Back Taxes/MV-O/DMV CIVLS: 4148540-5853861-N	192.34 0.00 0.00	192.34 63.47 25.00	280.81 280.81 0.00
2023-03-0045833-00 45833	PEREIRA IRACELIA B 7 WASSELL LN WESTPORT CT 06880-1252	/WA1WGAFP2EA106266/2014/AUDI/Q5 PREST LINK # 2023-MV-0009337 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 5350691-6172797-N	210.22 0.00 0.00	210.22 69.37 5.00	284.59 284.59 0.00
2023-03-0045943-00 45943	PETERSON CHRISTOPHER B 45 MARION RD WESTPORT CT 06880-2924	/WA1AHAF72KD030145/2019/AUDI/Q7 PREMI LINK # 2023-MV-0009418 Back Taxes/MV-O/DMV CIVLS: 6413604-5454634-N	369.79 0.00 0.00	369.79 122.03 5.00	496.82 496.82 0.00
2023-03-0045953-00 45953	PETERSON MARQUITA L 2 VALLEY RD WESTPORT CT 06880-5124	/1HGCR2F04GA028993/2016/HONDA/ACCORD E LINK # 2023-MV-0009427 MV-O/DMV CIVLS: 5309942-5436390-N	212.83 0.00 0.00	212.83 70.23 5.00	288.06 288.06 0.00
2023-03-0045967-00 45967	PETROSINO BROOKE H 11 GROVE PT WESTPORT CT 06880-6112	/JTEBU5JR1K5636581/2019/TOYOT/4RUNNER LINK # 2023-MV-0009437 Back Taxes/MV-O/DMV CIVLS: 1547237-5234419-N	450.60 0.00 0.00	450.60 148.70 5.00	604.30 604.30 0.00
2023-03-0046050-00 46050	PIERCE MURPHY JR 12 REIMER RD WESTPORT CT 06880-2733	/JTHCK262695027827/2009/LEXUS/IS250 AW LINK # 2023-MV-0009489 MV-O/DMV CIVLS: 737136-6584122-N	116.38 0.00 41.15	75.23 10.16 0.00	85.39 85.39 0.00
2023-03-0046062-00 46062	PIKOR KERIN K 117 WILTON RD WESTPORT CT 06880-3110	/3GNAXUEV6KS560345/2019/CHEVR/EQUINOX LINK # 2023-MV-0009496 Back Taxes/MV-O/DMV CIVLS: 1911597-5494722-N	260.68 0.00 0.00	260.68 86.02 5.00	351.70 351.70 0.00
2023-03-0046063-00 46063	PIKOR KERIN K 117 WILTON RD WESTPORT CT 06880-3110	/WDCGG8JB0FG342048/2015/MERCE/GLK350 4 LINK # 2023-MV-0009496 Back Taxes/MV-O/DMV CIVLS: 1911597-2896734-N	193.65 0.00 0.00	193.65 63.90 0.00	257.55 257.55 0.00
2023-03-0046126-00 46126	PLOEGMAKERS DAPHNE E 9 THOMAS RD WESTPORT CT 06880-4306	/WMW13DJ08N2R34174/2022/MINI/COOPER S LINK # 2023-MV-0009543 MV-O/DMV CIVLS: 6640644-6390130-N	315.80 0.00 0.00	315.80 104.21 5.00	425.01 425.01 0.00
2023-03-0046160-00	POLITO JESSICA B	/SALCR2GX6KH811087/2019/LAND/DISCOVER	352.29	352.29	473.55

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46160	58 TURKEY HILL RD S WESTPORT CT 06880-5523	LINK # 2023-MV-0009564 MV-O/DMV CIVLS: 2835024-7180272-N	0.00 0.00	116.26 5.00	473.55 0.00
2023-03-0046169-00 46169	POLLARD GRANT T 117 IMPERIAL AVE WESTPORT CT 06880-5037	/JF2SH63659H745346/2009/SUBAR/FORESTER LINK # 2023-MV-0009570 Back Taxes/MV-O/DMV CIVLS: 1150377-1208461-N	87.33 0.00 0.00	87.33 28.82 5.00	121.15 121.15 0.00
2023-03-0046309-00 46309	GRIFFIN KRISTEN D 2 ANGORA RD WESTPORT CT 06880-3901	/YV4A22PL7J1212753/2018/VOLVO/XC90 T6 LINK # 2023-MV-0004826 MV-O/DMV CIVLS: 4504254-5581319-N	374.45 0.00 0.00	374.45 123.57 5.00	503.02 503.02 0.00
2023-03-0046310-00 46310	GRIFFIN KRISTEN D 15 PARSELL LN WESTPORT CT 06880-5632	/1C4BJWEG6EL292676/2014/JEEP/WRANGLER LINK # 2023-MV-0004825 MV-O/DMV CIVLS: 5475978-1913563-N	262.91 0.00 0.00	262.91 86.76 5.00	354.67 354.67 0.00
2023-03-0046311-00 46311	GRIFFIN KRISTEN D 15 PARSELL LN WESTPORT CT 06880-5632	/1C4HJXEN5KW542658/2019/JEEP/WRANGLER LINK # 2023-MV-0004825 MV-O/DMV CIVLS: 5475978-6537948-N	505.35 0.00 0.00	505.35 166.77 0.00	672.12 672.12 0.00
2023-03-0046335-00 46335	POWELL DESIREE M 1655 POST RD E UNIT 3001 WESTPORT CT 06880-7636	/2T1BA02E3VC171286/1997/TOYOT/COROLLA/ LINK # 2023-MV-0009630 Back Taxes/MV-O/DMV CIVLS: 6387882-2673040-N	33.52 0.00 0.00	33.52 11.06 5.00	49.58 49.58 0.00
2023-03-0046340-00 46340	POWER DANIEL T 5 THOMAS RD WESTPORT CT 06880-4306	/SALAG2D48CA599973/2012/LAND/LR4 HSE LINK # 2023-MV-0009634 MV-O/DMV CIVLS: 6812377-6490864-N	135.55 0.00 0.00	135.55 44.73 5.00	185.28 185.28 0.00
2023-03-0046413-00 46413	PRICE AARON W 5 HIAWATHA LN WESTPORT CT 06880	/4S3GKAA63H3606114/2017/SUBAR/IMPREZA LINK # 2023-MV-0009678 Back Taxes/MV-O/DMV CIVLS: 6904097-4386371-N	183.41 0.00 0.00	183.41 60.53 5.00	248.94 248.94 0.00
2023-03-0046540-00 46540	QUALITY TOWING AND AUTO REAPAIR LLC 271 POST RD E WESTPORT CT 06880-3613	/2FDLF47MXNCA04399/1992/FORD/F SUPER LINK # 2023-MV-0009765 MV-O/DMV CIVLS: 4981605-5961463-N	137.97 0.00 0.00	137.97 45.53 5.00	188.50 188.50 0.00
2023-03-0046541-00 46541	QUALITY TOWING AND AUTO REAPAIR LLC 271 POST RD E WESTPORT CT 06880-3613	/JALE5W161C7301013/2012/ISUZU/NRR LINK # 2023-MV-0009765 MV-O/DMV CIVLS: 4981605-482589-N	302.76 0.00 0.00	302.76 99.91 0.00	402.67 402.67 0.00
2023-03-0046542-00 46542	QUALITY TOWING AND AUTO REPAIR LLC 271 POST RD E WESTPORT CT 06880-3613	/1GDKC34F5SJ504598/1995/GMC/SIERRA C LINK # 2023-MV-0009766 MV-O/DMV CIVLS: 2635778-6955681-N	86.77 0.00 0.00	86.77 28.63 5.00	120.40 120.40 0.00
2023-03-0046564-00 46564	QUINN PATRICK M 75 WEST PARISH RD WESTPORT CT 06880	/1C4SJVBT0NS141267/2022/JEEP/WAGONEER LINK # 2023-MV-0009783 Back Taxes/MV-O/DMV CIVLS: 3071778-6693716-N	795.45 0.00 0.00	795.45 262.50 5.00	1,062.95 1,062.95 0.00
2023-03-0046565-00 46565	QUINN PATRICK M 75 WEST PARISH RD WESTPORT CT 06880	/1C4RJKAG6N8542109/2022/JEEP/GRAND CH LINK # 2023-MV-0009783 Back Taxes/MV-O/DMV CIVLS: 3071778-6702276-N	517.82 0.00 0.00	517.82 170.88 0.00	688.70 688.70 0.00
2023-03-0046616-00 46616	RACI HARRY 130 BEACHSIDE AVE WESTPORT CT 06880-6313	/WA1DVAFE2AD005961/2010/AUDI/Q7 PREST LINK # 2023-MV-0009808 MV-O/DMV CIVLS: 6152127-911205-N	111.53 0.00 0.00	111.53 36.80 5.00	153.33 153.33 0.00
2023-03-0046617-00	RACI HARRY	/5N1AL0MMXGC526178/2016/INFIN/QX60	205.94	205.94	278.90

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46617	130 BEACHSIDE AVE WESTPORT CT 06880-6313 RACI FERJONA	LINK # 2023-MV-0009809 MV-O/DMV CIVLS: 4837547-6088329-6563142N	0.00 0.00	67.96 5.00	278.90 0.00
2023-03-0046681-00 46681	RAMLOGAN SUMINTRA R 28 WOODS GROVE RD WESTPORT CT 06880-2426	/JF2GTAMC9K8228147/2019/SUBAR/CROSSTRE LINK # 2023-MV-0009856 Back Taxes/MV-O/DMV CIVLS: 6786300-5144329-N	312.82 0.00 0.00	312.82 103.23 5.00	421.05 421.05 0.00
2023-03-0046824-00 46824	REICHHELM TODD A 263 WILTON RD WESTPORT CT 06880	/1GNSKCE05CR178670/2012/CHEVR/TAHOE LT LINK # 2023-MV-0009954 MV-O/DMV CIVLS: 5566749-4306139-N	222.32 0.00 0.00	222.32 73.37 5.00	300.69 300.69 0.00
2023-03-0046840-00 46840	REILLY BRYN M 71 WRIGHT ST WESTPORT CT 06880-3116	/KL7CJPSB0KB762007/2019/CHEVR/TRAX 1LT LINK # 2023-MV-0009966 MV-O/DMV CIVLS: 6836579-7156910-N	226.23 0.00 0.00	226.23 74.66 5.00	305.89 305.89 0.00
2023-03-0047008-00 47008	RIECKERS-GAULT NANCY 21 BAYBERRY LN WESTPORT CT 06880-4026	/1GKS2GKT4PR202062/2023/GMC/YUKON XL LINK # 2023-MV-0010093 MV-O/DMV CIVLS: 4054525-6865151-N	1,028.76 0.00 0.00	1,028.76 339.49 5.00	1,373.25 1,373.25 0.00
2023-03-0047021-00 47021	RIGBY QUENTIN A 159 KINGS HWY MILFORD CT 06460	/2HGFC2F69KH558633/2019/HONDA/CIVIC LX LINK # 2023-MV-0010103 MV-O/DMV CIVLS: 2851423-5429859-N	234.24 0.00 0.00	234.24 77.30 5.00	316.54 316.54 0.00
2023-03-0047179-00 47179	RODRIGUEZ RENE R 36 ARLEN RD WESTPORT CT 06880-1312	/WBAEC8411J3267174/1988/BMW/635CSI A LINK # 2023-MV-0010210 Back Taxes/MV-O/DMV CIVLS: 2890464-6407293-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0047180-00 47180	RODRIGUEZ RENE R 36 ARLEN RD WESTPORT CT 06880-1312	/JN1RZ24A7LX007120/1990/NISSA/300ZX LINK # 2023-MV-0010210 Back Taxes/MV-O/DMV CIVLS: 2890464-6414771-N	9.31 0.00 0.00	9.31 3.07 0.00	12.38 12.38 0.00
2023-03-0047181-00 47181	RODRIGUEZ RENE R 36 ARLEN RD WESTPORT CT 06880-1312	/2HJYK16556H529269/2006/HONDA/RIDGELIN LINK # 2023-MV-0010210 Back Taxes/MV-O/DMV CIVLS: 2890464-3617497-N	99.99 0.00 0.00	99.99 33.00 0.00	132.99 132.99 0.00
2023-03-0047182-00 47182	RODRIGUEZ RENE R 36 ARLEN RD WESTPORT CT 06880-1312	/WBSLZ9C53EDZ78645/2014/BMW/M6 LINK # 2023-MV-0010210 Back Taxes/MV-O/DMV CIVLS: 2890464-4179648-N	349.31 0.00 0.00	349.31 115.27 0.00	464.58 464.58 0.00
2023-03-0047183-00 47183	RODRIGUEZ RENE R 36 ARLEN RD WESTPORT CT 06880-1312	/WU1ARBF14MD019108/2021/AUDI/RS Q8 LINK # 2023-MV-0010210 Back Taxes/MV-O/DMV CIVLS: 2890464-6128315-N	1,342.50 0.00 0.00	1,342.50 443.03 0.00	1,785.53 1,785.53 0.00
2023-03-0047199-00 47199	ROGERS MARTIN T 17 KINGS HWY NORTH WESTPORT CT 06880	/2D8HN44E59R649573/2009/DODGE/GRAND CA LINK # 2023-MV-0010223 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 6281249-1231213-N	51.58 0.00 0.00	51.58 17.02 5.00	73.60 73.60 0.00
2023-03-0047214-00 47214	ROLAND ELISABETH F 3 TURKEY HILL LN WESTPORT CT 06880-3938	/1J4FA29193P364115/2003/JEEP/WRANGLER LINK # 2023-MV-0010233 MV-O/DMV CIVLS: 1240957-2276186-N	28.88 0.00 0.00	28.88 9.53 5.00	43.41 43.41 0.00
2023-03-0047215-00 47215	ROLAND ELISABETH F 3 TURKEY HILL LN	/WA1LFAFPXCA137770/2012/AUDI/Q5 PREMI LINK # 2023-MV-0010233	113.40 0.00	113.40 37.42	150.82 150.82

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	WESTPORT CT 06880-3938	MV-O/DMV CIVLS: 1240957-6282328-N	0.00	0.00	0.00
2023-03-0047216-00	ROLAND ELISABETH F	/JTEBU14R98K013921/2008/TOYOT/4RUNNER	139.46	139.46	185.48
47216	3 TURKEY HILL LN	LINK # 2023-MV-0010233	0.00	46.02	185.48
	WESTPORT CT 06880-3938	MV-O/DMV CIVLS: 1240957-6946323-N	0.00	0.00	0.00
2023-03-0047223-00	ROMANN LILI R	/2HGES26784H535399/2004/HONDA/CIVIC EX	59.40	59.40	84.00
47223	79 COLEYTOWN RD	LINK # 2023-MV-0010238	0.00	19.60	84.00
	WESTPORT CT 06880-1529	MV-O/DMV CIVLS: 6920139-5871775-N	0.00	5.00	0.00
2023-03-0047379-00	ROSS CHRISTOPHER	/1C4NJPBA1DD272248/2013/JEEP/PATRIOT	91.98	91.98	127.33
47379	60 HALES CT	LINK # 2023-MV-0010339	0.00	30.35	127.33
	WESTPORT CT 06880-6130	MV-O/DMV CIVLS: 2146689-2754261-N	0.00	5.00	0.00
2023-03-0047402-00	ROSS SAVANNA K	/WMWRE33576TJ37300/2006/MINI/COOPER S	46.36	46.36	66.66
47402	264 HILLSPOINT RD	LINK # 2023-MV-0010356	0.00	15.30	66.66
	WESTPORT CT 06880-6619	Back Taxes/MV-O/DMV CIVLS: 775593-3180494-N	0.00	5.00	0.00
2023-03-0047411-00	ROSSI JULIAN N	/1N4AA5AP5DC834043/2013/NISSA/MAXIMA S	84.35	84.35	117.19
47411	35B HIAWATHA LA EXT	LINK # 2023-MV-0010365	0.00	27.84	117.19
	WESTPORT CT 06880	MV-O/DMV CIVLS: 6059268-136777-N	0.00	5.00	0.00
2023-03-0047446-00	ROTH THOMAS	/1C6RR7TT4KS596904/2019/RAM/1500 CLA	375.75	375.75	504.75
47446	34 WHITNEY GLN	LINK # 2023-MV-0010389	0.00	124.00	504.75
	WESTPORT CT 06880-3700	Back Taxes/MV-O/DMV CIVLS: 5839526-5589692-N	0.00	5.00	0.00
2023-03-0047507-00	ROZIER ANNA L	/3C3CFFJH7DT693519/2013/FIAT/500 ABAR	109.11	109.11	150.12
47507	35 COMPO BEACH RD	LINK # 2023-MV-0010432	0.00	36.01	150.12
	WESTPORT CT 06880-6814	MV-O/DMV CIVLS: 3386961-4597077-N	0.00	5.00	0.00
2023-03-0047550-00	RUDA JOHN J	/JN8AR05Y0VW158453/1997/NISSA/PATHFIND	10.52	10.52	18.99
47550	1655 POST RD E UNIT 3403	LINK # 2023-MV-0010460	0.00	3.47	18.99
	WESTPORT CT 06880-7639	Back Taxes/MV-O/DMV CIVLS: 2702234-3649107-N	0.00	5.00	0.00
2023-03-0047551-00	RUDA JOHN J	/5J8YD7H77KL000498/2019/ACURA/MDX SPOR	474.44	474.44	631.01
47551	1655 POST RD E 3403	LINK # 2023-MV-0010460	0.00	156.57	631.01
	WESTPORT CT 06880-7639	Back Taxes/MV-O/DMV CIVLS: 2702234-5346805-N	0.00	0.00	0.00
2023-03-0047589-00	RUSH MATTHEW S	/WA1LHAF74JD004573/2018/AUDI/Q7 PREMI	322.68	4.84	6.15
47589	3107 30TH ST APT 2	LINK # 2023-MV-0010486	0.00	1.31	6.15
	ASTORIA NY 11106-2800	MV-O/DMV CIVLS: 6946361-6802522-N	317.84	0.00	0.00
2023-03-0047666-00	SAAD ALEXANDER H	/WBAVC73558KP39956/2008/BMW/328XI SU	54.18	54.18	77.06
47666	11 GODFREY LN	LINK # 2023-MV-0010543	0.00	17.88	77.06
	WESTPORT CT 06880-4007	MV-O/DMV CIVLS: 2783267-6553713-N	0.00	5.00	0.00
2023-03-0047722-00	SAGE DEWITT L	/WA1EECF37M1054044/2021/AUDI/Q3 PREMI	436.27	436.27	585.24
47722	5 CHURCH LN APT 310	LINK # 2023-MV-0010583	0.00	143.97	585.24
	WESTPORT CT 06880-3521	MV-O/ Flag: D N /DMV CIVLS: 4025514-6204382-N	0.00	5.00	0.00
2023-03-0047738-00	SALAZAR KEVIN M	/KMHCT5AE5CU020118/2012/HYUND/ACCENT G	82.86	82.86	115.20
47738	26 PIN OAK CT	LINK # 2023-MV-0010597	0.00	27.34	115.20
	WESTPORT CT 06880-1022	MV-O/DMV CIVLS: 7031450-5329238-N	0.00	5.00	0.00
2023-03-0047859-00	SARELLI NICO	/WA1LAAF78JD010090/2018/AUDI/Q7 PREMI	345.03	345.03	463.89
47859	18 SALEM RD	LINK # 2023-MV-0010683	0.00	113.86	463.89
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 3249835-6725622-N	0.00	5.00	0.00

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2023-03-0047863-00 47863	SARFARAZ FAID M 35B HIAWATHA LANE EXT WESTPORT CT 06880-5812	/WDDSJ4GB1EN105618/2014/MERCE/CLA 250 LINK # 2023-MV-0010686 MV-O/DMV CIVLS: 5669059-5564336-N	161.25 0.00 0.00	161.25 53.21 5.00	219.46 219.46 0.00
2023-03-0047864-00 47864	SARFARAZ SAID M 35 B HIAWATHA LANE EXT WESTPORT CT 06850-5812	/1G6DE5EY4B0111784/2011/CADIL/CTS LUXU LINK # 2023-MV-0010687 MV-O/DMV CIVLS: 1713380-5975904-N	82.86 0.00 0.00	82.86 27.34 5.00	115.20 115.20 0.00
2023-03-0048104-00 48104	SCHUMACHER GARY J 19 MAPLE AVE N WESTPORT CT 06880-4131	/WBANF33526CS34738/2006/BMW/525XI LINK # 2023-MV-0010854 Back Taxes/MV-O/DMV CIVLS: 3051472-2166606-N	47.29 0.00 0.00	47.29 15.61 5.00	67.90 67.90 0.00
2023-03-0048111-00 48111	SCHUSTER DIANA L 793 POST RD E APT B301 WESTPORT CT 06880-5249	/4JGDF6EE9GA653112/2016/MERCE/GL450 4 LINK # 2023-MV-0010860 MV-O/DMV CIVLS: 6179792-3741858-N	270.55 0.00 0.00	270.55 89.28 5.00	364.83 364.83 0.00
2023-03-0048184-00 48184	SCOFIELD MEGAN KYLE BOET 45 KINGS HWY N WESTPORT CT 06880-3004	/1C4RDJEG0CC129429/2012/DODGE/DURANGO LINK # 2023-MV-0010910 MV-O/DMV CIVLS: 1558667-2064129-N	139.46 0.00 0.00	139.46 46.02 5.00	190.48 190.48 0.00
2023-03-0048191-00 48191	SCOTT DYLAN P 18 FRANKLIN ST APT B WESTPORT CT 06880	/3VWRA7AJXAM100171/2010/VOLKS/JETTA WO LINK # 2023-MV-0010915 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 5166069-3043306-N	69.45 0.00 0.00	69.45 22.92 5.00	97.37 97.37 0.00
2023-03-0048192-00 48192	SCOTT DYLAN P 71 PRINCETON ST BRIDGEPORT CT 06605-2962	/4T1C11AK0NU647011/2022/TOYOT/CAMRY LE LINK # 2023-MV-0010916 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 5166069-6523522-N	324.17 0.00 0.00	324.17 106.98 0.00	431.15 431.15 0.00
2023-03-0048268-00 48268	SELLERS KENNETH 2 VALLEY RD WESTPORT CT 06880-5124	/1FTPX14595FB19112/2005/FORD/F150 LINK # 2023-MV-0010972 Back Taxes/MV-O/DMV CIVLS: 5286517-6504223-N	66.85 0.00 0.00	66.85 22.06 5.00	93.91 93.91 0.00
2023-03-0048269-00 48269	SELLERS LILLIAN 2 VALLEY RD WESTPORT CT 06880-5124	/WBAJE7C56JWC55787/2018/BMW/540 XI LINK # 2023-MV-0010973 Back Taxes/MV-O/DMV CIVLS: 3611489-5569657-N	373.52 0.00 0.00	373.52 123.26 5.00	501.78 501.78 0.00
2023-03-0048286-00 48286	SEMMELHACK ERIK H 38 WOODSIDE AVE WESTPORT CT 06880-3028	/WP0AB091XHS120883/1987/PORSC/911 CARR LINK # 2023-MV-0010986 MV-O/DMV CIVLS: 6613015-6026284-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0048358-00 48358	SFORZA SILVIA 16 FRANKLIN ST APT C WESTPORT CT 06880-5964	/2T3BF4DV6CW262464/2012/TOYOT/RAV4 LINK # 2023-MV-0011026 Back Taxes/MV-O/DMV CIVLS: 1270488-1561752-N	136.30 0.00 0.00	136.30 44.98 5.00	186.28 186.28 0.00
2023-03-0048387-00 48387	SHAFER SUSAN L 3 ELMWOOD RD WESTPORT CT 06880-3903	/YV4102WK3M1077967/2021/VOLVO/V60 CROS LINK # 2023-MV-0011032 MV-O/DMV CIVLS: 760325-6870743-N	477.79 0.00 0.00	477.79 138.77 0.00	616.56 616.56 0.00
2023-03-0048577-00 48577	SHIFT AUTOMOTIVE LLC 265 POST RD W WESTPORT CT 06880	/WBS73CH03NCH62154/2022/BMW/M5 CS LINK # 2023-MV-0011158 MV-O/DMV CIVLS: 6753769-6374124-N	1,849.52 0.00 0.00	1,849.52 610.34 5.00	2,464.86 2,464.86 0.00
2023-03-0048587-00 48587	SHINE FRANCHESCA L 103 VALLEY RD WESTPORT CT 06880-5133	/2T2SZMDAXMC270904/2021/LEXUS/RX 350 LINK # 2023-MV-0011166 Back Taxes/MV-O/DMV CIVLS: 6547665-6082488-N	574.80 0.00 0.00	574.80 189.68 5.00	769.48 769.48 0.00

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2023-03-0048588-00 48588	SHINE FRANCHESCA L 103 VALLEY RD WESTPORT CT 06880-5133	/3MW5R7J03M8B86645/2021/BMW/330XI LINK # 2023-MV-0011166 Back Taxes/MV-O/DMV CIVLS: 6547665-6975119-N	423.61 0.00 0.00	423.61 139.79 0.00	563.40 563.40 0.00
2023-03-0048612-00 48612	SHORROCK DAVID W 9 IMPERIAL LNDG WESTPORT CT 06880-6829	/5TDDK3EH1AS018050/2010/TOYOT/HIGHLAND LINK # 2023-MV-0011183 MV-O/DMV CIVLS: 3524208-444928-N	146.91 0.00 0.00	146.91 48.48 5.00	200.39 200.39 0.00
2023-03-0048613-00 48613	SHORROCK DAVID W 9 IMPERIAL LNDG WESTPORT CT 06880-6829	/1J8GA59149L757945/2009/JEEP/WRANGLER LINK # 2023-MV-0011183 MV-O/DMV CIVLS: 3524208-1219966-N	144.68 0.00 0.00	144.68 47.74 0.00	192.42 192.42 0.00
2023-03-0048654-00 48654	SIEGEL ANDREW D 3750 LAS VEGAS BLVD S UNIT 270 LAS VEGAS NV 89158-4360	/JTEBU4BF0EK207954/2014/TOYOT/FJ CRUIS LINK # 2023-MV-0011219 MV-O/DMV CIVLS: 4581792-6505755-N	352.66 0.00 0.00	352.66 116.38 5.00	474.04 474.04 0.00
2023-03-0048720-00 48720	SILBERMAN AVI C 475 MAIN ST WESTPORT CT 06880-2159	/3VWDZ7AJ8BM018170/2011/VOLKS/JETTA SE LINK # 2023-MV-0011262 Back Taxes/MV-O/DMV CIVLS: 1320936-666000-N	83.42 0.00 0.00	83.42 27.53 5.00	115.95 115.95 0.00
2023-03-0048810-00 48810	SINGER RICHARD A 3 DANIEL COURT WESTPORT CT 06880	/SALZJ2FX2NH163447/2022/LAND/RANGE RO LINK # 2023-MV-0011321 Back Taxes/MV-O/DMV CIVLS: 4530920-6817577-N	543.89 -407.91 0.00	135.98 44.87 5.00	185.85 185.85 0.00
2023-03-0048889-00 48889	SLOANE ESTHER 91 MORNINGSIDE DR S WESTPORT CT 06880-5416	/WBA3N9C55EF721765/2014/BMW/428XI LINK # 2023-MV-0011375 MV-O/DMV CIVLS: 3458239-5621810-N	186.76 0.00 0.00	186.76 61.63 5.00	253.39 253.39 0.00
2023-03-0048975-00 48975	SMITH MICHAEL C 147 EASTON RD WESTPORT CT 06880-1321	/3GCUYEED4MG260633/2021/CHEVR/SILVERAD LINK # 2023-MV-0011433 MV-O/DMV CIVLS: 599879-6394659-N	579.45 0.00 0.00	579.45 191.22 5.00	775.67 775.67 0.00
2023-03-0049009-00 49009	SNELL EMILY C 165 POST RD E APT B WESTPORT CT 06880-3428	/55SWF4KB5GU121289/2016/MERCE/C300 4 M LINK # 2023-MV-0011459 Back Taxes/MV-O/DMV CIVLS: 6596357-5985423-N	205.94 0.00 0.00	205.94 67.96 5.00	278.90 278.90 0.00
2023-03-0049041-00 49041	SOLOMAN SUSAN T 8 POND EDGE RD WESTPORT CT 06880-6623	/2T2BK1BA3DC187806/2013/LEXUS/RX 350 LINK # 2023-MV-0011483 Back Taxes/MV-O/DMV CIVLS: 6392947-5353651-N	212.45 0.00 0.00	212.45 70.11 5.00	287.56 287.56 0.00
2023-03-0049207-00 49207	STAFFORD YING L 36 FERRY LN E WESTPORT CT 06880-6030	/5FNYF6H51HB102263/2017/HONDA/PILOT EX LINK # 2023-MV-0011598 Back Taxes/MV-O/DMV CIVLS: 532561-4792009-N	289.73 0.00 0.00	289.73 95.61 5.00	390.34 390.34 0.00
2023-03-0049248-00 49248	STATE CLEANERS OF WESTPORT LLC 180 POST ROAD EAST WESTPORT CT 06880	/1FTRE14273HB09412/2003/FORD/ECONOLIN LINK # 2023-MV-0011628 MV-O/DMV CIVLS: 6637614-718351-N	93.84 0.00 0.00	93.84 30.97 5.00	129.81 129.81 0.00
2023-03-0049309-00 49309	STEIN RITA L 117 WILTON RD WESTPORT CT 06880-3110	/4T1BG22K3XU444504/1999/TOYOT/CAMRY CE LINK # 2023-MV-0011666 Back Taxes/MV-O/DMV CIVLS: 3523350-1216686-N	42.45 0.00 0.00	42.45 14.01 5.00	61.46 61.46 0.00
2023-03-0049318-00 49318	STEINBERG SYBIL J 1630 POST RD E WESTPORT CT 06880-5647	/JTJBARBZ5J2165518/2018/LEXUS/NX 200T LINK # 2023-MV-0011673 MV-O/ Flag: D NE /DMV CIVLS: 4785747-4933418-N	354.90 0.00 0.00	354.90 117.12 5.00	477.02 477.02 0.00

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2023-03-0049335-00 49335	STENSON WILLIAM M 6 ARDI CT SANDY HOOK CT 06482-1592	/5FPYK3F73KB017129/2019/HONDA/RIDGELIN LINK # 2023-MV-0011688 Back Taxes/MV-O/DMV CIVLS: 817559-5178509-N	418.76 0.00 0.00	418.76 138.19 0.00	556.95 556.95 0.00
2023-03-0049367-00 49367	STEUER ZACHARY H 20 WARNOCK DR WESTPORT CT 06880-2205	/3VWH17AU1HM535662/2017/VOLKS/GOLF ALL LINK # 2023-MV-0011713 Back Taxes/MV-O/DMV CIVLS: 3701850-6735897-N	245.41 0.00 0.00	245.41 80.99 5.00	331.40 331.40 0.00
2023-03-0049407-00 49407	STICKLEY ALEXANDER M 113 KINGS HWY N B WESTPORT CT 06880-3106	/2G1WB58KX79355368/2007/CHEVR/IMPALA L LINK # 2023-MV-0011742 MV-O/DMV CIVLS: 6490938-6564062-N	42.64 0.00 0.00	42.64 14.07 5.00	61.71 61.71 0.00
2023-03-0049408-00 49408	STICKLEY ALEXANDER M 113 KINGS HWY N B WESTPORT CT 06880-3106	/1G4HD57247U132558/2007/BUICK/LUCERNE LINK # 2023-MV-0011742 MV-O/DMV CIVLS: 6490938-7150217-N	49.90 0.00 0.00	49.90 16.47 0.00	66.37 66.37 0.00
2023-03-0049411-00 49411	STIEGLER BLAINE E 9 CHAPEL HILL RD WESTPORT CT 06880-5315	/1C4BJWDG9DL640924/2013/JEEP/WRANGLER LINK # 2023-MV-0011744 Back Taxes/MV-O/DMV CIVLS: 4586833-6763381-N	205.94 0.00 0.00	205.94 67.96 5.00	278.90 278.90 0.00
2023-03-0049441-00 49441	STONE LOUIS A JR PO BOX 212 GREENS FARMS CT 06838-0212	/5NPDH4AE6DH253215/2013/HYUND/ELANTRA LINK # 2023-MV-0011768 Back Taxes/MV-O/DMV CIVLS: 2880387-3087678-N	97.38 0.00 0.00	97.38 32.14 5.00	134.52 134.52 0.00
2023-03-0049552-00 49552	SULLIVAN BRETT D 6 CEDAR RD WESTPORT CT 06880-3835	/1GC1KVEY7JF209583/2018/CHEVR/SILVERAD LINK # 2023-MV-0011841 MV-O/DMV CIVLS: 2037951-5027786-N	560.09 0.00 0.00	560.09 184.83 5.00	749.92 749.92 0.00
2023-03-0049626-00 49626	SUSSMAN JACOB H 33 CAVALRY RD WESTPORT CT 06880-1402	/1C4RJFBG6EC130999/2014/JEEP/GRAND CH LINK # 2023-MV-0011891 Back Taxes/MV-O/DMV CIVLS: 3071298-2218752-N	184.15 0.00 174.70	9.45 2.69 0.00	12.14 12.14 0.00
2023-03-0049835-00 49835	TARGOWSKI JOSEPH F 23 TREADWELL AVE WESTPORT CT 06880-4726	/1N6AD0EV7CC474508/2012/NISSA/FRONTIER LINK # 2023-MV-0012016 MV-O/DMV CIVLS: 4134537-3715827-N	174.66 0.00 0.00	174.66 57.64 5.00	237.30 237.30 0.00
2023-03-0049836-00 49836	TARGOWSKI JOSEPH F 23 TREADWELL AVE WESTPORT CT 06880-4726	/WBAJA7C51JG909050/2018/BMW/530 XI LINK # 2023-MV-0012016 MV-O/DMV CIVLS: 4134537-4890257-N	331.44 0.00 0.00	331.44 109.38 0.00	440.82 440.82 0.00
2023-03-0049898-00 49898	TAYLOR NICOLE M 710 LONG RIDGE RD STAMFORD CT 06902-1226	/1N4AL3AP1FC454232/2015/NISSA/ALTIMA 2 LINK # 2023-MV-0012057 MV-O/DMV CIVLS: 5644437-3995947-N	120.66 0.00 0.00	120.66 39.82 5.00	165.48 165.48 0.00
2023-03-0049955-00 49955	TERRANOVA MONICA R 250 WILTON RD WESTPORT CT 06880-1908	/4T1BF1FK0HU647908/2017/TOYOT/CAMRY LE LINK # 2023-MV-0012102 MV-O/DMV CIVLS: 5528261-4247496-N	206.68 0.00 0.00	206.68 68.20 5.00	279.88 279.88 0.00
2023-03-0050182-00 50182	TETRAULT ALLAN C 27 WOODS GROVE RDI WESTPORT CT 06880	/2T2BK1BA5EC245724/2014/LEXUS/RX 350 LINK # 2023-MV-0012114 Back Taxes/MV-O/DMV CIVLS: 4691085-305495-N	232.75 0.00 225.77	6.98 2.09 5.00	14.07 14.07 0.00
2023-03-0050265-00 50265	THOMSEN JUDITH H 165 POST RD E WESTPORT CT 06880-3427	/WBANU53528BY65273/2008/BMW/528I LINK # 2023-MV-0012174 MV-O/DMV CIVLS: 4573660-2523172-N	52.14 0.00 0.00	52.14 17.21 5.00	74.35 74.35 0.00
2023-03-0050277-00	THRUSH DONALD G	/LVY102MK7JP056434/2018/VOLVO/S90 T5	312.82	312.82	421.05

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50277	32 HIGH POINT RD	LINK # 2023-MV-0012185	0.00	103.23	421.05
	WESTPORT CT 06880-3909	MV-O/DMV CIVLS: 5464988-5070145-N	0.00	5.00	0.00
2023-03-0050406-00	TOORAEN ALAN H	/ZDM11BMVXDB015199/2013/DUCAT/STREETFI	79.32	79.32	110.50
50406	16 MILLS ST	LINK # 2023-MV-0012264	0.00	26.18	110.50
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 823898-3676190-N	0.00	5.00	0.00
2023-03-0050407-00	TOORAEN ALAN H	/JT3HN87R0X0221121/1999/TOYOT/4RUNNER	65.91	65.91	87.66
50407	16 MILLS ST	LINK # 2023-MV-0012264	0.00	21.75	87.66
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 823898-549194-N	0.00	0.00	0.00
2023-03-0050408-00	TOORAEN ALAN H	/1FMEU73E38UA33469/2008/FORD/EXPLORER	51.21	51.21	68.11
50408	16 MILLS ST	LINK # 2023-MV-0012264	0.00	16.90	68.11
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 823898-878319-N	0.00	0.00	0.00
2023-03-0050455-00	TOUSSAINT JUDITH	/5N1AR18W25C789164/2005/NISSA/PATHFIND	43.94	43.94	63.44
50455	16 HALES CT	LINK # 2023-MV-0012292	0.00	14.50	63.44
	WESTPORT CT 06880-6127	Back Taxes/MV-O/DMV CIVLS: 4045647-3935664-N	0.00	5.00	0.00
2023-03-0050456-00	TOUSSAINT JUDITH	/5FNYF4H21CB038759/2012/HONDA/PILOT LX	115.44	115.44	153.54
50456	16 HALES CT	LINK # 2023-MV-0012292	0.00	38.10	153.54
	WESTPORT CT 06880-6127	Back Taxes/MV-O/DMV CIVLS: 4045647-3592694-N	0.00	0.00	0.00
2023-03-0050592-00	TOYOTA LEASE TRUST	/2T2HZMDA8MC266179/2021/LEXUS/RX 350	549.66	0.00	0.00
50592	3200 WEST RAY ROAD	LINK # 2023-MV-0013729	-504.04	0.00	0.00
M015	CHANDLER AZ 85226	Bank - M015/DMV CIVLS: 139809-6017877-Y	45.62	0.00	0.00
2023-03-0050930-00	TRACEY DENNIS H 3RD	/5YJSA1E24KF305088/2019/TESLA/MODEL S	516.52	516.52	691.97
50930	20 APPLE TREE TRL	LINK # 2023-MV-0012300	0.00	170.45	691.97
	WESTPORT CT 06880-6803	MV-O/ Flag: D N /DMV CIVLS: 5130179-5468617-N	0.00	5.00	0.00
2023-03-0050931-00	TRACEY DENNIS H 3RD	/WBXHT3C37G5F67651/2016/BMW/X1 XDRIV	196.81	196.81	261.76
50931	20 APPLE TREE TRL	LINK # 2023-MV-0012300	0.00	64.95	261.76
	WESTPORT CT 06880-6803	MV-O/ Flag: D N /DMV CIVLS: 5130179-4124298-N	0.00	0.00	0.00
2023-03-0050936-00	TRACY KATHLEEN O	/4JGCB65E77A047055/2007/MERCE/R350 R C	66.85	66.85	93.91
50936	112 EASTON RD	LINK # 2023-MV-0012302	0.00	22.06	93.91
	WESTPORT CT 06880-1627	Back Taxes/MV-O/DMV CIVLS: 2234933-4689312-N	0.00	5.00	0.00
2023-03-0050947-00	TRAVNET LLC	/WAU24GF53JN001881/2018/AUDI/S5 PREST	466.24	466.24	625.10
50947	46 OLD HILL RD	LINK # 2023-MV-0012312	0.00	153.86	625.10
	WESTPORT CT 06880-2309	MV-O/DMV CIVLS: 6605603-5952808-N	0.00	5.00	0.00
2023-03-0050995-00	TRIGGER QUEST LLC	/1G1FG1R72G0152442/2016/CHEVR/CAMARO S	356.57	356.57	479.24
50995	6 TIFFANY LANE	LINK # 2023-MV-0012330	0.00	117.67	479.24
	WESTPORT CT 06880	MV-O/DMV CIVLS: 5924038-4080831-N	0.00	5.00	0.00
2023-03-0051049-00	TSIBU AMOH M	/SALRRBBV8HA046191/2017/LAND/DISCOVER	301.83	301.83	406.43
51049	20 CROSS ST UNIT 8	LINK # 2023-MV-0012362	0.00	99.60	406.43
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 6840124-4755108-N	0.00	5.00	0.00
2023-03-0051051-00	TSIONIS GEORGE V	/WBAAB5401E1007141/1984/BMW/325E	9.31	9.31	17.38
51051	107 OLD RD	LINK # 2023-MV-0012364	0.00	3.07	17.38
	WESTPORT CT 06880-4149	MV-O/DMV CIVLS: 4475934-1776741-N	0.00	5.00	0.00
2023-03-0051052-00	TSIONIS GEORGE V	/4MZWX12J733475192/2003/BUELL/XB9S LIG	19.55	19.55	26.00

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51052	107 OLD RD	LINK # 2023-MV-0012364	0.00	6.45	26.00
	WESTPORT CT 06880-4149	MV-O/DMV CIVLS: 4475934-5882011-N	0.00	0.00	0.00
2023-03-0051053-00	TSIONIS GEORGE V	/JTJHF10U830297112/2003/LEXUS/RX 300	71.31	71.31	94.84
51053	107 OLD RD	LINK # 2023-MV-0012364	0.00	23.53	94.84
	WESTPORT CT 06880-4149	MV-O/DMV CIVLS: 4475934-1409069-N	0.00	0.00	0.00
2023-03-0051074-00	TURCIOS JANINE G	/5TFJA5EC4PX019489/2023/TOYOT/TUNDRA C	821.89	821.89	1,098.11
51074	12 W END AVE APT B	LINK # 2023-MV-0012379	0.00	271.22	1,098.11
	WESTPORT CT 06880-5820	MV-O/DMV CIVLS: 5548871-7146759-N	0.00	5.00	0.00
2023-03-0051075-00	TURCIOS NELSON D JR	/2T2AGCEZ2NC008120/2022/LEXUS/NX 350	507.02	507.02	679.34
51075	12 W END AVE APT B	LINK # 2023-MV-0012380	0.00	167.32	679.34
	WESTPORT CT 06880-5820	MV-O/DMV CIVLS: 5053934-6777603-N	0.00	5.00	0.00
2023-03-0051076-00	TURCIOS NELSON D JR	/1GT22YEG0FZ530528/2015/GMC/SIERRA K	368.86	368.86	490.58
51076	12 W END AVE APT B	LINK # 2023-MV-0012380	0.00	121.72	490.58
	WESTPORT CT 06880-5820	MV-O/DMV CIVLS: 5053934-6255513-N	0.00	0.00	0.00
2023-03-0051392-00	VANNART SAMUEL R	/WVWBD63B95E009335/2005/VOLKS/PASSAT G	47.29	47.29	67.90
51392	6 WAKE ROBIN RD	LINK # 2023-MV-0012525	0.00	15.61	67.90
	WESTPORT CT 06880-6201	MV-O/DMV CIVLS: 6695034-457462-N	0.00	5.00	0.00
2023-03-0052074-00	VENTURA FRANK	/KNAFE122755100491/2005/KIA/NEW SPEC	39.47	39.47	57.50
52074	61 HIGH POINT RD	LINK # 2023-MV-0012595	0.00	13.03	57.50
	WESTPORT CT 06880-3910	Back Taxes/MV-O/DMV CIVLS: 2039417-2043654-N	0.00	5.00	0.00
2023-03-0052094-00	VIERA-BAEZ EMANUEL V	/JS1SK43AX32102598/2003/SUZUK/DR-Z400S	17.32	17.32	28.04
52094	785 POST RD E APT 1B	LINK # 2023-MV-0012610	0.00	5.72	28.04
	WESTPORT CT 06880-5220	Back Taxes/MV-O/ Flag: N /DMV CIVLS: 6203063-6249618-N	0.00	5.00	0.00
2023-03-0052150-00	VISSER MICHELLE A	/4JGFF5KE7MA399810/2021/MERCE/GLS 450	818.16	818.16	1,093.15
52150	5 PONY LN	LINK # 2023-MV-0012648	0.00	269.99	1,093.15
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 2048656-6104545-N	0.00	5.00	0.00
2023-03-0052201-00	VORIS JACQUES V 5TH	/1D7HU18D45S359308/2005/DODGE/RAM 1500	82.11	82.11	114.21
52201	26 FRANKLIN ST APT 3	LINK # 2023-MV-0012687	0.00	27.10	114.21
	WESTPORT CT 06880-5926	Back Taxes/MV-O/DMV CIVLS: 2084317-621265-N	0.00	5.00	0.00
2023-03-0052671-00	WALKER ELECTRA A	/JF2GTHNC5NH204309/2022/SUBAR/CROSSTRE	424.91	424.91	570.13
52671	15 MYRTLE AVE APT 10A	LINK # 2023-MV-0012742	0.00	140.22	570.13
	WESTPORT CT 06880	MV-O/DMV CIVLS: 6841156-6591916-N	0.00	5.00	0.00
2023-03-0052675-00	WALKER SHENETA N	/1GKKVNED1GJ145561/2016/GMC/ACADIA S	174.10	174.10	236.55
52675	92 SAUGATUCK AVE	LINK # 2023-MV-0012745	0.00	57.45	236.55
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 5252858-6915561-N	0.00	5.00	0.00
2023-03-0052703-00	WALSH HANNELORE M	/1GCRKTE71DZ152122/2013/CHEVR/SILVERAD	222.51	5.00	6.50
52703	43 HIAWATHA LANE EXT	LINK # 2023-MV-0012767	0.00	1.50	6.50
	WESTPORT CT 06880-5812	Back Taxes/MV-O/DMV CIVLS: 5124628-2569386-N	217.51	0.00	0.00
2023-03-0052734-00	WALTERS LLOYD B	/2T1BURHE0HC909617/2017/TOYOT/COROLLA	187.32	187.32	254.14
52734	1177 POST RD E APT 111	LINK # 2023-MV-0012789	0.00	61.82	254.14
	WESTPORT CT 06880-5437	MV-O/DMV CIVLS: 546030-4542348-N	0.00	5.00	0.00
2023-03-0052836-00	WEBER ERICA K	/5UXCR6C08M9F73815/2021/BMW/X5 XDRIV	650.02	650.02	869.53

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52836	22 COLEYTOWN RD	LINK # 2023-MV-0012853	0.00	214.51	869.53
	WESTPORT CT 06880-1525	MV-O/DMV CIVLS: 5231153-6117051-N	0.00	5.00	0.00
2023-03-0052842-00	WEBER MARC G	/3MF13DM08P8D73118/2023/BMW/M2	810.71	810.71	1,078.24
52842	22 COLEYTOWN RD	LINK # 2023-MV-0012858	0.00	267.53	1,078.24
	WESTPORT CT 06880-1525	MV-O/DMV CIVLS: 589377-7189304-N	0.00	0.00	0.00
2023-03-0052852-00	WEDEMEYER MAGGIE G	/WMWXM5C52ET972273/2014/MINI/COOPER	114.70	114.70	157.55
52852	21 HERMAN ST	LINK # 2023-MV-0012864	0.00	37.85	157.55
	GLEN RIDGE NJ 07028-1415	Back Taxes/MV-O/ Flag: N /DMV CIVLS: 6763113-6424638-N	0.00	5.00	0.00
2023-03-0052862-00	WEILGUS MATTHEW R	/4S4BRBKC9C3282980/2012/SUBAR/OUTBACK	120.66	120.66	165.48
52862	82 HILLSPOINT RD	LINK # 2023-MV-0012873	0.00	39.82	165.48
	WESTPORT CT 06880-5111	Back Taxes/MV-O/DMV CIVLS: 3951022-736663-N	0.00	5.00	0.00
2023-03-0052925-00	WEISSLER SNIR ADAYA	/3MW5P9J09N8C48603/2022/BMW/330XE	506.46	506.46	678.59
52925	525 BROOME ST APT 4	LINK # 2023-MV-0012918	0.00	167.13	678.59
	NEW YORK NY 10013-1688	Back Taxes/MV-O/DMV CIVLS: 6370222-6623592-N	0.00	5.00	0.00
2023-03-0052978-00	WEST SHAHARA E	/JN8AZ1MW2BW158858/2011/NISSA/MURANO S	74.29	74.29	103.81
52978	44 HALES CT	LINK # 2023-MV-0012954	0.00	24.52	103.81
	WESTPORT CT 06880-6130	MV-O/DMV CIVLS: 6509905-6005741-N	0.00	5.00	0.00
2023-03-0052979-00	WEST SHAHARA E	/2C3AE76K62H245086/2002/CHRYS/300M SPE	28.12	28.12	37.40
52979	44 HALES CT	LINK # 2023-MV-0012954	0.00	9.28	37.40
	WESTPORT CT 06880-6130	MV-O/DMV CIVLS: 6509905-6459135-N	0.00	0.00	0.00
2023-03-0053059-00	WHALEN MICHAEL P	/WA1LFAFP1EA076375/2014/AUDI/Q5 PREMI	164.60	164.60	223.92
53059	10 BURR FARMS RD APT 3B	LINK # 2023-MV-0013002	0.00	54.32	223.92
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 6218782-4854955-N	0.00	5.00	0.00
2023-03-0053060-00	WHALEN MICHAEL P	/5TDEBRCH3NS090819/2022/TOYOT/HIGHLAND	623.03	623.03	828.63
53060	10 BURR FARMS RD APT 3B	LINK # 2023-MV-0013002	0.00	205.60	828.63
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 6218782-6625332-N	0.00	0.00	0.00
2023-03-0053162-00	WIEGAND TALLYTA M	/JTJHY7AX5H4243210/2017/LEXUS/LX 570	739.40	739.40	988.40
53162	9 ELLERY LN	LINK # 2023-MV-0013058	0.00	244.00	988.40
	WESTPORT CT 06880-5203	MV-O/DMV CIVLS: 4074174-4698103-N	0.00	5.00	0.00
2023-03-0053193-00	WILEY TAJUNNA T	/5J6YH18674L004393/2004/HONDA/ELEMENT	57.35	57.35	81.28
53193	39 HALES CT	LINK # 2023-MV-0013084	0.00	18.93	81.28
	WESTPORT CT 06880-6129	Back Taxes/MV-O/DMV CIVLS: 7052570-7063880-N	0.00	5.00	0.00
2023-03-0053199-00	WILKINSON HOLLY R	/YV4SZ592X71265316/2007/VOLVO/XC70	68.71	68.71	96.38
53199	9 BROADVIEW RD	LINK # 2023-MV-0013089	0.00	22.67	96.38
	WESTPORT CT 06880-2303	Back Taxes/MV-O/DMV CIVLS: 3922353-1777849-N	0.00	5.00	0.00
2023-03-0053247-00	WILLIAMSON RILEY D	/2C3CDZBT3KH705150/2019/DODGE/CHALLENG	347.08	347.08	466.62
53247	28 CROSS ST APT 2	LINK # 2023-MV-0013121	0.00	114.54	466.62
	WESTPORT CT 06880	MV-O/DMV CIVLS: 6165023-6933525-N	0.00	5.00	0.00
2023-03-0053312-00	WIPPICK THOMAS J	/6382424/1979/BMW/R65	27.37	27.37	41.40
53312	4 EASTON RD	LINK # 2023-MV-0013163	0.00	9.03	41.40
	WESTPORT CT 06880-2209	Back Taxes/MV-O/DMV CIVLS: 6533749-902517-N	0.00	5.00	0.00
2023-03-0053422-00	WOODS CHRISTOPHER E	/19UUA56722A059906/2002/ACURA/3.2 TL	40.59	40.59	58.98

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53422	117 MORNINGSIDE DR S WESTPORT CT 06880-6304	LINK # 2023-MV-0013236 Back Taxes/MV-O/ Flag: D N /DMV CIVLS: 3354980-1083930-N	0.00 0.00	13.39 5.00	58.98 0.00
2023-03-0053431-00 53431	WOODWARD-CHECKER KARIE F 339 WILTON RD WESTPORT CT 06880-1030	/5TDBK3EH9DS270270/2013/TOYOT/HIGHLAND LINK # 2023-MV-0013245 MV-O/DMV CIVLS: 6060166-2112635-N	182.10 0.00 0.00	182.10 60.09 0.00	242.19 242.19 0.00
2023-03-0053433-00 53433	WORLD PACKAGING CORP 68 JAY ST STE 301 BROOKLYN NY 11201-8358	/WP1AB2A56MLB37578/2021/PORSC/MACAN S LINK # 2023-MV-0013247 MV-O/DMV CIVLS: 6799990-6467664-N	736.42 0.00 0.00	736.42 243.02 5.00	984.44 984.44 0.00
2023-03-0053451-00 53451	WRIGHT ERIC L 166 ROSEVILLE RD WESTPORT CT 06880-2617	/WBSCD932XWEE09021/1998/BMW/M3 LINK # 2023-MV-0013261 Back Taxes/MV-O/DMV CIVLS: 5236008-3168086-N	144.31 0.00 0.00	144.31 47.62 5.00	196.93 196.93 0.00
2023-03-0053461-00 53461	WU HOWARD C 41 BURR FARMS RD WESTPORT CT 06880-3818	/WDBLK70G0YT040732/2000/MERCE/CLK430 LINK # 2023-MV-0013267 MV-O/DMV CIVLS: 5482219-7050591-N	9.31 0.00 0.00	9.31 3.07 5.00	17.38 17.38 0.00
2023-03-0053463-00 53463	WUCHISKI ANDREA D 20 WARNOCK DR WESTPORT CT 06880-2205 STEUER ETHAN D	/1C4PJMBS2FW666462/2015/JEEP/CHEROKEE LINK # 2023-MV-0013269 Back Taxes/MV-O/DMV CIVLS: 5264334-2758997-5993514N	195.88 0.00 0.00	195.88 64.64 5.00	265.52 265.52 0.00
2023-03-0053469-00 53469	WYATT LORENZO B 36 TERRA NOVA CIR WESTPORT CT 06880-4749	/1J4HA5H10AL144345/2010/JEEP/WRANGLER LINK # 2023-MV-0013274 MV-O/DMV CIVLS: 560815-1240573-N	159.76 0.00 0.00	159.76 52.72 5.00	217.48 217.48 0.00
2023-03-0053470-00 53470	WYATT LORENZO B 36 TERRA NOVA CIR WESTPORT CT 06880-4749	/1C4RJKDG6M8198503/2021/JEEP/GRAND CH LINK # 2023-MV-0013274 MV-O/DMV CIVLS: 560815-6533478-N	621.72 0.00 0.00	621.72 205.17 0.00	826.89 826.89 0.00
2023-03-0053503-00 53503	XU XIAOQING 36 LYONS PLAINS RD WESTPORT CT 06880-1305	/KNDCC3LC2H5053678/2017/KIA/NIRO EX LINK # 2023-MV-0013298 Back Taxes/MV-O/DMV CIVLS: 568109-4430216-N	205.01 0.00 0.00	205.01 67.65 5.00	277.66 277.66 0.00
2023-03-0053529-00 53529	YANIV LIDIYA 10 WOODCOCK LN WESTPORT CT 06880-1035	/JTJBM7FX8K5233248/2019/LEXUS/GX BASE LINK # 2023-MV-0013318 Back Taxes/MV-O/DMV CIVLS: 6630210-5514841-N	500.51 0.00 0.00	500.51 165.17 5.00	670.68 670.68 0.00
2023-03-0053549-00 53549	YATES KATHLEEN H 1177 POST RD E APT 215 WESTPORT CT 06880-5438	/JF2SKAJC6NH460713/2022/SUBAR/FORESTER LINK # 2023-MV-0013330 Back Taxes/MV-O/DMV CIVLS: 2422249-6674456-N	412.62 0.00 0.00	412.62 136.16 5.00	553.78 553.78 0.00
2023-03-0053558-00 53558	YEAGER DANIEL M 10 PALMIERI RD WESTPORT CT 06880-4157	/4S4BRCSC6D3282510/2013/SUBAR/OUTBACK LINK # 2023-MV-0013337 MV-O/DMV CIVLS: 6637876-6087351-N	129.04 -64.52 0.00	64.52 21.29 5.00	90.81 90.81 0.00
2023-03-0053634-00 53634	ZAGER ANDREW S 4 NARROW ROCKS RD WESTPORT CT 06880	/JF2SJAEC0EH468044/2014/SUBAR/FORESTER LINK # 2023-MV-0013396 Back Taxes/MV-O/DMV CIVLS: 4722406-1993259-N	145.98 0.00 0.00	145.98 48.17 5.00	199.15 199.15 0.00
2023-03-0053650-00 53650	ZAPATA THERESA 1 FOREST DR WESTPORT CT 06880-4124	/JTEHH20V210046767/2001/TOYOT/RAV4 LINK # 2023-MV-0013410 MV-O/DMV CIVLS: 1405960-2829198-N	46.55 0.00 0.00	46.55 15.36 5.00	66.91 66.91 0.00

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2023-03-0053676-00 53676	ZAVALA SHIRLEY M 56 REICHERT CIR WESTPORT CT 06880-2643	/1FTFW1ET6BFB93823/2011/FORD/F150 LINK # 2023-MV-0013424 Back Taxes/MV-O/ Flag: N /DMV CIVLS: 5504468-6295497-N	177.26 0.00 0.00	177.26 58.50 5.00	240.76 240.76 0.00
2023-03-0053696-00 53696	ZEMEL ALLEGRA N 110C IMPERIAL AVE WESTPORT CT 06880-5036	/5GAKVBKD5HJ149940/2017/BUICK/ENCLAVE LINK # 2023-MV-0013443 MV-O/DMV CIVLS: 4454868-4199116-N	248.02 0.00 244.30	3.72 1.06 0.00	4.78 4.78 0.00
2023-03-0053809-00 53809	ZUCKERMAN ALEXANDER P 1 COUNTRY RD WESTPORT CT 06880-2523	/2HGFG1B62AH530370/2010/HONDA/CIVIC LX LINK # 2023-MV-0013526 Back Taxes/MV-O/DMV CIVLS: 6598323-1974678-N	93.47 0.00 0.00	93.47 30.85 5.00	129.32 129.32 0.00
2023-03-0053821-00 53821	ZUMBADO ALI 9 GARDEN LN WESTPORT CT 06880-5316	/4T1BF3EK9BU171663/2011/TOYOT/CAMRY/SE LINK # 2023-MV-0013535 Back Taxes/MV-O/DMV CIVLS: 6954530-6822167-N	107.25 0.00 0.00	107.25 35.39 5.00	147.64 147.64 0.00
2023-03-0053829-00 53829	ZWOLINSKI RENNIE P 105 CAVALRY RD WESTPORT CT 06880-1110	/WBANF33557CW69643/2007/BMW/525XI LINK # 2023-MV-0013541 Back Taxes/MV-O/DMV CIVLS: 696834-2166768-N	48.60 0.00 0.00	48.60 16.04 5.00	69.64 69.64 0.00
2023-03-0053849-00 53849	SCHLEGELMILCH JENNIFER E 1 GARDEN LN WESTPORT CT 06880-5316	/1J4FA39S14P790445/2004/JEEP/WRANGLER LINK # 2023-MV-0010796 Back Taxes/MV-O/DMV CIVLS: 4495583-5834555-N	41.39 0.00 0.00	41.39 13.66 5.00	60.05 60.05 0.00
2023-03-0053851-00 53851	STRATAKIS-ALLEN IRENE 15 TREADWELL AVE WESTPORT CT 06880-4726	/WBA5M4C58ED183895/2014/BMW/535XI GT LINK # 2023-MV-0011788 MV-O/DMV CIVLS: 4357277-4807962-N	143.37 0.00 0.00	143.37 47.31 5.00	195.68 195.68 0.00
2023-03-0053869-00 53869	TADY ZACHARY B 15 DUNCANSON ST #A STAMFORD CT 06905-4109	/JTJBT20X350069732/2005/LEXUS/GX 470 LINK # 2023-MV-0011965 /DMV CIVLS:	118.05 0.00 0.00	118.05 38.96 0.00	157.01 157.01 0.00
2023-03-0053870-00 53870	KAPLAN MATTHEW A 3 PEACEFUL LN WESTPORT CT 06880-3732	/5J6RM4H55CL001144/2012/HONDA/CR-V EX LINK # 2023-MV-0006021 Back Taxes/MV-O/DMV CIVLS: 2186375-1275012-N	147.00 0.00 0.00	147.00 48.51 0.00	195.51 195.51 0.00
2023-03-0053871-00 53871	KAPLAN MATTHEW A 3 PEACEFUL LN WESTPORT CT 06880-3732	/1FTSW21535EB58906/2005/FORD/F250 SUP LINK # 2023-MV-0006021 Back Taxes/MV-O/DMV CIVLS: 2186375-4214345-N	109.49 0.00 0.00	109.49 36.13 0.00	145.62 145.62 0.00
2023-03-0053873-00 53873	LAVERTY THOMAS W 499 MAIN ST WESTPORT CT 06880-2159	/1GCGG25V471190402/2007/CHEVR/EXPRESS LINK # 2023-MV-0006755 Back Taxes/MV-O/DMV CIVLS: 887772-2940754-N	44.67 0.00 0.00	44.67 14.74 0.00	59.41 59.41 0.00
2023-03-0053876-00 53876	GUL NISHAT P 76 HALES CT WESTPORT CT 06880-6130	/2T1BURHEXHC806883/2017/TOYOT/COROLLA LINK # 2023-MV-0004897 MV-O/DMV CIVLS: 1421230-4476842-N	113.99 0.00 0.00	113.99 37.62 0.00	151.61 151.61 0.00
2023-03-0053877-00 53877	WATERVIEW SITE SERVICES LIMITED 22 OAK RDG PK WESTPORT CT 06880	/1FM5K8DH2GGA81837/2016/FORD/EXPLORER LINK # 2023-MV-0012830 MV-O/ Flag: N /DMV CIVLS: 5822274-3776889-N	268.50 0.00 0.00	268.50 88.61 0.00	357.11 357.11 0.00
2023-03-0053924-00 53924	COMPOIS WILLIAM F 29 ROSEVILLE RD	/5FPYK3F77HB020964/2017/HONDA/RIDGELIN	0.00 335.35	335.35 110.67	446.02 446.02

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	WESTPORT CT 06880	/DMV CIVLS:	0.00	0.00	0.00
2023-03-0053937-00	KATZ VIRGINIA	/JT8BF28G3Y5099608/2000/LEXUS/ES 300	0.00	47.29	62.90
53937	PO BOX 126		47.29	15.61	62.90
	NORWALK CT 06852-0126	MV-O/DMV CIVLS: 610651-629765-N	0.00	0.00	0.00
2023-03-0053947-00	CHRISTOPHERSEN ERLING C	/WBAGN63514DS54161/2004/BMW/745LI	0.00	53.10	70.62
53947	793 POST RD E UNIT C2		53.10	17.52	70.62
	WESTPORT CT 06880-1034	MV-O/DMV CIVLS: 2102183-2856806-N	0.00	0.00	0.00
2023-03-0053948-00	BONCRE LLC	/1FMNU43S45ED12729/2005/FORD/EXCURSIO	0.00	75.26	100.10
53948	793 POST RD E UNIT C2		75.26	24.84	100.10
	WESTPORT CT 06880-1034	MV-O/DMV CIVLS: 5251784-212504-2102183N	0.00	0.00	0.00
	CHRISTOPHERSEN ERLING C				
2023-03-0053949-00	GONZALEZ-MIRANDA MIGUEL A	/2HGFA16546H522412/2006/HONDA/CIVIC LX	0.00	73.33	97.53
53949	19 ROSEVILLE RD UNIT #2		73.33	24.20	97.53
	WESTPORT CT 06880	/DMV CIVLS:	0.00	0.00	0.00
2023-03-0053969-00	OSTERHOUT JORDAN S	/4S4BP61C057344843/2005/SUBAR/LEGACY O	0.00	59.58	84.24
53969	27 HOGAN TRL		59.58	19.66	84.24
	WESTPORT CT 06880-5725	MV-O/DMV CIVLS: 6883586-6660591-N	0.00	5.00	0.00
2023-03-0053972-00	BARSANTI RENA A	/5YJYGDEF1LF020590/2020/TESLA/MODEL Y	0.00	518.75	689.94
53972	6 OVER ROCK LN		518.75	171.19	689.94
	WESTPORT CT 06880-5047	/DMV CIVLS: 5326123-5931788-N	0.00	0.00	0.00
# Of Acct (s) : 565			**149,056.85**	**144,391.00**	**193,820.21**
			-899.33	**47,344.21**	**193,820.21**
			3,766.52	**2,085.00**	**0.00**

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2023-04-0080112-00 80112	ANDERSEN ROBERT P 11 CLOVER LN WESTPORT CT 06880-2626	/1N4AL3AP8DN464256/2013/NISSA/ALTIMA 2 LINK # 2023-MS-0000054 MV-O/DMV CIVLS: 6589752-303208-N	88.78 0.00 0.00	88.78 21.31 5.00	115.09 115.09 0.00
2023-04-0080120-00 80120	ANNESE CHRISTOPHER 16 COMPO RD N WESTPORT CT 06880-3603 ANNESE ANNACAROLINA D	/5TDAAAB69RS011260/2024/LEXUS/TX 350 LINK # 2023-MS-0000061 Back Taxes/MV-O/DMV CIVLS: 4492000-7398080-3051468N	289.08 0.00 169.29	119.79 28.75 5.00	153.54 153.54 0.00
2023-04-0080149-00 80149	ASCANIO CHIRINOS GETDER V 9 HIAWATHA LN WESTPORT CT 06880-5810	/2T1BU40E29C048439/2009/TOYOT/COROLLA/ LINK # 2023-MS-0000084 MV-O/DMV CIVLS: 7186157-3025594-N	45.34 0.00 0.00	45.34 10.88 5.00	61.22 61.22 0.00
2023-04-0080177-00 80177	BAKKILA VICTOR M 6 HIGHWOOD LN WESTPORT CT 06880-1126	/INT6348141/1941/INTER/KB2 LINK # 2023-MS-0000109 Back Taxes/MV-O/DMV CIVLS: 6708963-6880931-N	7.75 0.00 0.00	7.75 2.00 5.00	14.75 14.75 0.00
2023-04-0080206-00 80206	BAUER HEATHER 21 WOODS GROVE RD WESTPORT CT 06880-2427	/1FMDE7BH6RLA38077/2024/FORD/BRONCO B LINK # 2023-MS-0000135 MV-O/DMV CIVLS: 7093298-7406539-N	272.78 0.00 0.00	272.78 65.47 5.00	343.25 343.25 0.00
2023-04-0080214-00 80214	BAYBERRY GROUP LLC 128 BAYBERRY LN WESTPORT CT 06880-4034	/1GYKPDRS8RZ742682/2024/CADIL/XT6 PREM LINK # 2023-MS-0000142 MV-O/DMV CIVLS: 7181180-7417358-N	325.25 0.00 0.00	325.25 78.06 5.00	408.31 408.31 0.00
2023-04-0080236-00 80236	BELLER BRANDON S 156 FIELDCREST DR FAIRFIELD CT 06825	/JF1VA1A67L9815930/2020/SUBAR/WRX LINK # 2023-MS-0000160 Back Taxes/MV-O/DMV CIVLS: 2191321-7262639-N	273.60 0.00 0.00	273.60 65.66 5.00	344.26 344.26 0.00
2023-04-0080259-00 80259	BERNAIS CHRISTOPHER M 9 WOODS GROVE RD WESTPORT CT 06880-2427	/1C6SRFLT5RN207093/2024/RAM/1500 REB LINK # 2023-MS-0000181 Back Taxes/MV-O/DMV CIVLS: 5842492-7424756-N	56.29 0.00 0.00	56.29 13.51 5.00	74.80 74.80 0.00
2023-04-0080266-00 80266	BESINIS SOFIA PO BOX 2339 ASTORIA NY 11102-0339	/JTJBARBZ0J2161263/2018/LEXUS/NX300 LINK # 2023-MS-0000186 MV-O/DMV CIVLS: 1055485-6262583-N	177.45 0.00 140.18	37.27 0.00 0.00	37.27 37.27 0.00
2023-04-0080364-00 80364	BROWN JODY K 301 MAIN ST WESTPORT CT 06880-2414	/5UXTY5C06L9C81107/2020/BMW/X3 XDRIV LINK # 2023-MS-0000273 MV-O/DMV CIVLS: 2142869-5794022-N	410.20 0.00 0.00	410.20 98.45 5.00	513.65 513.65 0.00
2023-04-0080369-00 80369	BRUAN WALTER F 7 SIPPERLEYS HILL RD WESTPORT CT 06880-1245	/1C4RJFBG7KC528878/2019/JEEP/GRAND CH LINK # 2023-MS-0000278 Back Taxes/MV-O/DMV CIVLS: 5030240-5305925-N	299.67 0.00 0.00	299.67 71.92 5.00	376.59 376.59 0.00
2023-04-0080390-00 80390	BURCH-MINAKAN LAUREL R 36 FERRY LN E WESTPORT CT 06880-6030	/JF2SKALC5MH507449/2021/SUBAR/FORESTER LINK # 2023-MS-0000297 MV-O/DMV CIVLS: 3699066-7526445-N	93.19 0.00 0.00	93.19 22.37 5.00	120.56 120.56 0.00
2023-04-0080441-00 80441	CALLIRGOS NARCISCO E 22 MAPLE AVE N WESTPORT CT 06880-4132	/YV4992DZ3A2028413/2010/VOLVO/XC60 T6 LINK # 2023-MS-0000322 MV-O/DMV CIVLS: 1545853-1789762-N	31.67 0.00 0.00	31.67 7.60 5.00	44.27 44.27 0.00
2023-04-0080454-00 80454	CARDAMONE CASEY R 35 BRIDGE ST UNIT 104 WESTPORT CT 06880-4942	/JN8AS58V99W449705/2009/NISSA/ROGUE S/ LINK # 2023-MS-0000335 MV-O/DMV CIVLS: 2139230-3124220-N	60.96 0.00 0.00	60.96 14.63 5.00	80.59 80.59 0.00

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2023-04-0080465-00 80465	CARSON JORDAN L 35 GROVE ST APT 5M NEW YORK NY 10014-5378 RITTER JULIA M	/WA1EECF34M1107475/2021/AUDI/Q3 PREMI LINK # 2023-MS-0000345 MV-O/DMV CIVLS: 1158326-7497464-7216739N	109.06 0.00 0.00	109.06 26.17 5.00	140.23 140.23 0.00
2023-04-0080467-00 80467	CARTER LESLIE A 51 HALES CT WESTPORT CT 06880-6129	/1N4BL4DW1LC286262/2020/NISSA/ALTIMA S LINK # 2023-MS-0000347 MV-O/DMV CIVLS: 4228957-6022028-N	72.43 0.00 0.00	72.43 17.38 5.00	94.81 94.81 0.00
2023-04-0080519-00 80519	CHAPLE AMY G 7 CANAL ST WESTPORT CT 06880-2419	/WA1LCBF77PD029268/2023/AUDI/Q7 PREMI LINK # 2023-MS-0000370 Back Taxes/MV-O/DMV CIVLS: 3477670-7160171-N	417.93 0.00 0.00	417.93 100.30 5.00	523.23 523.23 0.00
2023-04-0080562-00 80562	CLEARY PATRICK L 126 COMPO RD S WESTPORT CT 06880-5011	/1GC1KVEG2FF155110/2015/CHEVR/SILVERAD LINK # 2023-MS-0000409 Back Taxes/MV-O/DMV CIVLS: 5955411-7360981-N	216.03 0.00 0.00	216.03 51.85 5.00	272.88 272.88 0.00
2023-04-0080574-00 80574	CODY ERIN C 793 POST RD E APT A301 WESTPORT CT 06880-5246	/JF2SJAGC2FH471011/2015/SUBAR/FORESTER LINK # 2023-MS-0000420 MV-O/DMV CIVLS: 4342733-1993766-N	100.08 0.00 0.00	100.08 24.02 5.00	129.10 129.10 0.00
2023-04-0080596-00 80596	CONNELL JOHN E 6 NARROW ROCKS RD WESTPORT CT 06880-6034	/JHLRE4H72BC007604/2011/HONDA/CR-V EX- LINK # 2023-MS-0000441 Back Taxes/MV-O/DMV CIVLS: 5459470-5555289-N	94.12 0.00 0.00	94.12 22.59 5.00	121.71 121.71 0.00
2023-04-0080614-00 80614	CORDE DANIEL S 9 SNIFFEN RD WESTPORT CT 06880-1222 CORDE ZORAYA S	/5UXTY5C09M9E91122/2021/BMW/X3 XDRIV LINK # 2023-MS-0000458 Back Taxes/MV-O/DMV CIVLS: 2016942-6122910-5094567N	224.84 0.00 0.00	224.84 53.96 5.00	283.80 283.80 0.00
2023-04-0080642-00 80642	CROMBIE BRIAN M PO BOX 147 WILMINGTON VT 05363-0147	/5A4RU4R1XN2002996/2022/LOAD/LR-AB203 LINK # 2023-MS-0000485 Back Taxes/MV-O/DMV CIVLS: 2069250-7194469-N	21.97 0.00 0.00	21.97 5.27 5.00	32.24 32.24 0.00
2023-04-0080679-00 80679	DALRYMPLE DANA L 38 DRUMLIN RD WESTPORT CT 06880-6137	/1FTEX1CB9JKG09579/2018/FORD/F150 SUP LINK # 2023-MS-0000512 MV-O/DMV CIVLS: 4586674-7244445-N	270.05 0.00 0.00	270.05 64.81 0.00	334.86 334.86 0.00
2023-04-0080687-00 80687	DANGELO JAMES F 15 PINE DR WESTPORT CT 06880-4422	/1C4HJWEGXCL285298/2012/JEEP/WRANGLER LINK # 2023-MS-0000520 Back Taxes/MV-O/DMV CIVLS: 6548036-5858838-N	207.99 0.00 0.00	207.99 49.92 5.00	262.91 262.91 0.00
2023-04-0080689-00 80689	DANNA OLIVER 18 PEQUOT TRL WESTPORT CT 06880-2928	/1HGEM21513L018253/2003/HONDA/CIVIC LX LINK # 2023-MS-0000522 MV-O/DMV CIVLS: 6675900-2621621-N	39.87 0.00 0.00	39.87 9.57 5.00	54.44 54.44 0.00
2023-04-0080717-00 80717	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/1FMSK8BH4NGC14732/2022/FORD/EXPLORER LINK # 2023-MS-0000546 Back Taxes/MV-O/DMV CIVLS: 6102129-7516868-N	102.63 0.00 0.00	102.63 24.63 5.00	132.26 132.26 0.00
2023-04-0080718-00 80718	DEAZA-MORONTA YESENIA J 43 SAUGATUCK AVE WESTPORT CT 06880-5705	/1FMJK2AT3MEA27460/2021/FORD/EXPEDITI LINK # 2023-MS-0000546 Back Taxes/MV-O/DMV CIVLS: 6102129-7464519-N	226.25 0.00 0.00	226.25 54.30 0.00	280.55 280.55 0.00

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2023-04-0080724-00 80724	DEF RONZE IAN W 10 BURR SCHOOL RD WESTPORT CT 06880-3816	/SALGS2RU1LA414177/2020/LAND/RANGE RO LINK # 2023-MS-0000552 MV-O/DMV CIVLS: 6325997-6205130-N	786.88 0.00 0.00	786.88 188.85 5.00	980.73 980.73 0.00
2023-04-0080727-00 80727	DEJANA WENDY J 230 SAUGATUCK AVE APT 6 WESTPORT CT 06880-6401	/3C4NJDCB5MT563108/2021/JEEP/COMPASS LINK # 2023-MS-0000555 MV-O/DMV CIVLS: 2522954-6160817-N	195.71 0.00 0.00	195.71 46.97 5.00	247.68 247.68 0.00
2023-04-0080732-00 80732	DELLISOLA KAREN M 8 JONATHAN LN WESTPORT CT 06880-4709	/1C4HJWDG9FL520683/2015/JEEP/WRANGLER LINK # 2023-MS-0000560 Back Taxes/MV-O/DMV CIVLS: 5316259-1747229-N	251.18 0.00 0.00	251.18 60.28 5.00	316.46 316.46 0.00
2023-04-0080739-00 80739	DEMACE DOMINIC 36 RAILROAD PL AP1 WESTPORT CT 06880-5962	/5J8TB18569A000901/2009/ACURA/RDX TECH LINK # 2023-MS-0000567 MV-O/DMV CIVLS: 4742565-348032-N	59.73 0.00 0.00	59.73 14.34 5.00	79.07 79.07 0.00
2023-04-0080768-00 80768	DEWITT JOHN F 17 MARINE AVE WESTPORT CT 06880-6922	/3TMCZ5AN5KM254880/2019/TOYOT/TACOMA D LINK # 2023-MS-0000594 Back Taxes/MV-O/DMV CIVLS: 5626533-5595608-N	402.79 0.00 257.49	145.30 34.87 5.00	185.17 185.17 0.00
2023-04-0080780-00 80780	DICKISON HANNAH K 197 NORTH AVE WESTPORT CT 06880-2231	/JTDEAMDE7MJ009570/2021/TOYOT/COROLLA LINK # 2023-MS-0000605 MV-O/DMV CIVLS: 6327170-7329844-N	207.78 0.00 0.00	207.78 49.87 5.00	262.65 262.65 0.00
2023-04-0080790-00 80790	DISRAELLY ARI S 105 EASTON RD WESTPORT CT 06880-1625 DISRAELLY HILLEL	/1G1RD6E40DU125694/2013/CHEVR/VOLT LINK # 2023-MS-0000613 MV-O/DMV CIVLS: 1587906-2238192-5856634N	117.31 0.00 0.00	117.31 28.15 5.00	150.46 150.46 0.00
2023-04-0080793-00 80793	DIVINO ESTEVAO C 9 PARK LN WESTPORT CT 06880-4413	/2T1BURHE5JC052393/2018/TOYOT/COROLLA LINK # 2023-MS-0000616 Back Taxes/MV-O/DMV CIVLS: 1748533-5941297-N	212.08 0.00 0.00	212.08 50.90 25.00	287.98 287.98 0.00
2023-04-0080826-00 80826	DRISCOLL JOSEPH P 4 MORNINGSIDE DR N APT 202 WESTPORT CT 06880-3854	/KM8J3CAL5KU908876/2019/HYUND/TUCSON L LINK # 2023-MS-0000645 Back Taxes/MV-O/DMV CIVLS: 1964198-5322607-N	283.21 0.00 0.00	283.21 67.97 5.00	356.18 356.18 0.00
2023-04-0080831-00 80831	DRUCKENMILLER KIM B 4A BAKER AVE WESTPORT CT 06880-5001	/5GAEVAKW6MJ102788/2021/BUICK/ENCLAVE LINK # 2023-MS-0000649 MV-O/DMV CIVLS: 1352362-6078042-N	284.03 0.00 0.00	284.03 68.17 5.00	357.20 357.20 0.00
2023-04-0080837-00 80837	DUQUE CHERIE A 3 SAINT GEORGE PL WESTPORT CT 06880-1251	/55SWF4KB9FU069485/2015/MERCE/C300 4 M LINK # 2023-MS-0000655 MV-O/DMV CIVLS: 821095-6608223-N	148.16 0.00 0.00	148.16 35.56 5.00	188.72 188.72 0.00
2023-04-0080847-00 80847	EDWARDS MEGAN E 20 TIMBER LN WESTPORT CT 06880-2621 EDWARDS MARK D	/3FMCR9C63NRD68344/2022/FORD/BRONCO S LINK # 2023-MS-0000664 Back Taxes/MV-O/DMV CIVLS: 4646887-7371160-5142522N	223.29 0.00 0.00	223.29 53.59 5.00	281.88 281.88 0.00
2023-04-0080850-00 80850	EHLERS MARIBEL J 3 RICHMONDVILLE AVE WESTPORT CT 06880-2031	/JF2SH6CC9AH791160/2010/SUBAR/FORESTER LINK # 2023-MS-0000666 Back Taxes/MV-O/DMV CIVLS: 5404885-1142390-N	97.38 0.00 0.00	97.38 23.37 5.00	125.75 125.75 0.00
2023-04-0080880-00	ENGH TYLER	/1FTFX1EV3AFA80876/2010/FORD/F150	102.91	102.91	132.61

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80880	3 WISTERIA LN WESTPORT CT 06880-2208	LINK # 2023-MS-0000694 MV-O/DMV CIVLS: 6957935-7286339-N	0.00 0.00	24.70 5.00	132.61 0.00
2023-04-0080930-00 80930	FERGUSON MICHELE A 8 JANSON DR WESTPORT CT 06880-2568	/5FRYD4H8XEB037248/2014/ACURA/MDX ADVA LINK # 2023-MS-0000739 MV-O/DMV CIVLS: 4023857-1658581-N	150.90 0.00 0.00	150.90 36.22 5.00	192.12 192.12 0.00
2023-04-0080941-00 80941	FIALHO DIAS LUCAS 16 RAILROAD PL WESTPORT CT 06880-5912	/JTDKN3DU0B1408407/2011/TOYOT/PRIUS LINK # 2023-MS-0000748 MV-O/DMV CIVLS: 7113206-1049615-N	118.24 0.00 0.00	118.24 28.38 5.00	151.62 151.62 0.00
2023-04-0081197-00 81197	FREEDMAN JOEL L 19 WILD ROSE RD WESTPORT CT 06880-2553	/WDBHA23G7WA639871/1998/MERCE/C230 LINK # 2023-MS-0000806 Back Taxes/MV-O/DMV CIVLS: 1590786-1073306-N	9.31 0.00 0.00	9.31 2.23 5.00	16.54 16.54 0.00
2023-04-0081233-00 81233	FULTON MONICA A 3 INCREASE LN WESTPORT CT 06880-6228	/WP0AA2A76KL100856/2019/PORSC/PANAMERA LINK # 2023-MS-0000834 Back Taxes/MV-O/DMV CIVLS: 6805590-5473201-N	566.70 0.00 0.00	566.70 136.01 5.00	707.71 707.71 0.00
2023-04-0081242-00 81242	GAI MARY L 7 DAYBREAK LN WESTPORT CT 06880-2158	/1V2KR2CA7MC539264/2021/VOLKS/ATLAS SE LINK # 2023-MS-0000840 Back Taxes/MV-O/DMV CIVLS: 4434472-7379980-N	242.40 0.00 0.00	242.40 58.18 5.00	305.58 305.58 0.00
2023-04-0081253-00 81253	GARCIA-MORALES ALEJANDRO 40 WESTFAIR DR WESTPORT CT 06880 PATINO ROMERO GABRIELA	/JTHR9JBH6M2050948/2021/LEXUS/UX 250H LINK # 2023-MS-0000850 MV-O/DMV CIVLS: 2941517-6374913-7044701N	478.35 0.00 0.00	478.35 114.80 5.00	598.15 598.15 0.00
2023-04-0081263-00 81263	GARY J GIVENS 4 HUNTING LN WESTPORT CT 06880-4127	/1GNGK56K29R175445/2009/CHEVR/K2500 SU LINK # 2023-MS-0000860 MV-O/DMV CIVLS: 3111805-861134-N	113.12 0.00 0.00	113.12 27.15 5.00	145.27 145.27 0.00
2023-04-0081275-00 81275	GEORGE AT WORK LLC 16 COUNTRY CLUB RD NORWALK CT 06851-5616	/1GCFG15X141135506/2004/CHEVR/EXPRESS LINK # 2023-MS-0000872 MV-O/DMV CIVLS: 6877914-7424345-N	47.05 0.00 0.00	47.05 11.29 5.00	63.34 63.34 0.00
2023-04-0081276-00 81276	GERAGHTY EMILY M 64 MAPLE LN WESTPORT CT 06880-6231	/KNMAT2MV6HP594108/2017/NISSA/ROGUE S LINK # 2023-MS-0000873 MV-O/DMV CIVLS: 7210905-7481104-N	60.76 0.00 0.00	60.76 14.58 5.00	80.34 80.34 0.00
2023-04-0081302-00 81302	GILL FARHEEN 9 MAIN ST APT 3C WESTPORT CT 06880-3418	/3N1AB7APXJL648441/2018/NISSA/SENTRA S LINK # 2023-MS-0000895 MV-O/DMV CIVLS: 1481302-5883672-N	160.32 0.00 0.00	160.32 38.48 5.00	203.80 203.80 0.00
2023-04-0081323-00 81323	GLADSTEIN ANDREW D 9 RAINEY LN WESTPORT CT 06880-3840 GLADSTEIN LAUREN P	/5YJYGDEE8LF012607/2020/TESLA/MODEL Y LINK # 2023-MS-0000909 MV-O/DMV CIVLS: 4256019-5899908-1633593N	484.31 0.00 0.00	484.31 116.23 5.00	605.54 605.54 0.00
2023-04-0081351-00 81351	GOMEZ ALEANDRA D 1655 POST RD E WESTPORT CT 06880-5646	/5N1AT3BB6MC694835/2021/NISSA/ROGUE SV LINK # 2023-MS-0000933 MV-O/DMV CIVLS: 3235746-6246885-N	173.07 0.00 0.00	173.07 41.54 5.00	219.61 219.61 0.00
2023-04-0081353-00 81353	GOMEZ AMAYA NOEMI A 9 WESTFAIR DR WESTPORT CT 06880-4161	/2HKRW2H21MH652710/2021/HONDA/CR-V LX LINK # 2023-MS-0000934 MV-O/DMV CIVLS: 7048551-6293345-N	169.91 0.00 0.00	169.91 40.78 5.00	215.69 215.69 0.00
2023-04-0081357-00	GONZALEZ-MIRANDA MIGUEL A	/2HGFA16589H544420/2009/HONDA/CIVIC LX	74.61	74.61	97.52

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81357	19 ROSEVILLE RD WESTPORT CT 06880-4506	LINK # 2023-MS-0000937 Back Taxes/MV-O/DMV CIVLS: 2125458-7268844-N	0.00 0.00	17.91 5.00	97.52 0.00
2023-04-0081383-00 81383	GRAY MARK R 117 WESTON RD WESTPORT CT 06880-1311	/4S4BSANC6J3352877/2018/SUBAR/OUTBACK LINK # 2023-MS-0000961 MV-O/DMV CIVLS: 5133414-4953655-N	103.12 0.00 0.00	103.12 24.75 5.00	132.87 132.87 0.00
2023-04-0081402-00 81402	GREENLEE RENE J 28 MAPLE AVE NORTH WESTPORT CT 06880-4039	/1C4RJHDGXP8846674/2023/JEEP/GRAND CH LINK # 2023-MS-0000978 MV-O/DMV CIVLS: 4517673-7214626-N	703.84 0.00 0.00	703.84 168.92 5.00	877.76 877.76 0.00
2023-04-0081409-00 81409	GRIFFIN JAMES A 39 HALES CT WESTPORT CT 06880-6129	/WDC0G4KB5GF089647/2016/MERCE/GLC 300 LINK # 2023-MS-0000985 MV-O/DMV CIVLS: 5645332-5690481-N	234.61 0.00 0.00	234.61 56.31 5.00	295.92 295.92 0.00
2023-04-0081410-00 81410	GRIFFIN JAMES A 39 HALES CT WESTPORT CT 06880-6129	/KM8J3CAL1MU400052/2021/HYUND/TUCSON L LINK # 2023-MS-0000985 MV-O/DMV CIVLS: 5645332-7448625-N	138.05 0.00 130.62	7.43 1.45 0.00	8.88 8.88 0.00
2023-04-0081463-00 81463	HAMMARSKJOLD JOHN P 6 COLONY RD WESTPORT CT 06880-3702	/2HKRS4H7XRH443153/2024/HONDA/CR-V EXL LINK # 2023-MS-0001032 MV-O/DMV CIVLS: 3999035-7263592-N	412.27 0.00 0.00	412.27 98.94 5.00	516.21 516.21 0.00
2023-04-0081476-00 81476	HANSEN GUY E 60 CLINTON AVE WESTPORT CT 06880-1215	/1HD1JRV26CB052272/2012/HARLE/FLS SLIM LINK # 2023-MS-0001044 Back Taxes/MV-O/DMV CIVLS: 3993188-972521-N	110.04 0.00 0.00	110.04 26.41 0.00	136.45 136.45 0.00
2023-04-0081482-00 81482	HARRELL WAYNE A 21 CROOKED MILE RD WESTPORT CT 06880-1124	/2T2BZMCA7HC088827/2017/LEXUS/RX 350 LINK # 2023-MS-0001050 Back Taxes/MV-O/DMV CIVLS: 5183193-7201278-N	377.43 0.00 0.00	377.43 90.58 5.00	473.01 473.01 0.00
2023-04-0081493-00 81493	HAUSER THOMAS J 1141 POST RD E APT 228 WESTPORT CT 06880-5448	/5UXWX9C57D0A29973/2013/BMW/X3 XDRIV LINK # 2023-MS-0001061 MV-O/DMV CIVLS: 2885025-2038770-N	112.09 0.00 0.00	112.09 26.90 5.00	143.99 143.99 0.00
2023-04-0081886-00 81886	JULIANELLE EVELYN A 392 STATE ST APT 15E NORTH HAVEN CT 06473-3126	/5YFEPMAE9MP189004/2021/TOYOT/COROLLA LINK # 2023-MS-0001197 MV-O/DMV CIVLS: 3180553-7336990-N	177.09 0.00 0.00	177.09 42.50 5.00	224.59 224.59 0.00
2023-04-0081921-00 81921	KARLEN CARLA R PO BOX 168 WESTPORT CT 06881-0168 KARLEN GERARD M	/5TDBT44A22S066723/2002/TOYOT/SEQUOIA LINK # 2023-MS-0001222 MV-O/DMV CIVLS: 5479681-271731-5157505N	23.44 0.00 0.00	23.44 5.63 5.00	34.07 34.07 0.00
2023-04-0081922-00 81922	KARLEN DANIELLE N PO BOX 168 GREENS FARMS CT 06838-0168	/WDC0G4KB9HF163315/2017/MERCE/GLC 300 LINK # 2023-MS-0001223 MV-O/DMV CIVLS: 1253944-5716496-N	284.89 0.00 0.00	284.89 68.37 5.00	358.26 358.26 0.00
2023-04-0081925-00 81925	KATCHMER DAVID S 7 DAYBREAK LN WESTPORT CT 06880-2158	/1FTFW1EF0DFC67489/2013/FORD/F150 LINK # 2023-MS-0001226 MV-O/DMV CIVLS: 1390712-4605277-N	225.86 0.00 0.00	225.86 54.21 5.00	285.07 285.07 0.00
2023-04-0081926-00 81926	KATCHMER MELISSA R 7 DAYBREAK LN WESTPORT CT 06880-2158	/2FMPK4J99KBC34261/2019/FORD/EDGE SEL LINK # 2023-MS-0001227 MV-O/DMV CIVLS: 3173458-7367688-N	164.90 0.00 0.00	164.90 39.58 5.00	209.48 209.48 0.00
2023-04-0081963-00 81963	KESSLER ALAN B 170 POST RD W UNIT C1 WESTPORT CT 06880-4647	/5NMJECAE2NH021599/2022/HYUND/TUCSON L LINK # 2023-MS-0001263 MV-O/DMV CIVLS: 7022997-6295020-N	364.21 0.00 0.00	364.21 87.41 5.00	456.62 456.62 0.00

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2023-04-0081965-00 81965	KEUSCH LISA C 16 HYDE LN WESTPORT CT 06880-3914	/WAULT68EX2A242666/2002/AUDI/A4 3.0 Q LINK # 2023-MS-0001265 MV-O/DMV CIVLS: 2240223-6378775-N	20.85 0.00 0.00	20.85 5.00 5.00	30.85 30.85 0.00
2023-04-0081966-00 81966	KEUSCH LISA C 16 HYDE LN WESTPORT CT 06880-3914	/1J4GW58N64C281469/2004/JEEP/GRAND CH LINK # 2023-MS-0001265 MV-O/DMV CIVLS: 2240223-2971584-N	44.69 0.00 0.00	44.69 10.73 0.00	55.42 55.42 0.00
2023-04-0081993-00 81993	KIRSCH JOSEPHINE A 203 BRADLEY LN WESTPORT CT 06880-5742	/WA1AAAFY2M2013454/2021/AUDI/Q5 PREMI LINK # 2023-MS-0001289 MV-O/DMV CIVLS: 763791-6047203-N	101.98 0.00 0.00	101.98 24.48 5.00	131.46 131.46 0.00
2023-04-0082009-00 82009	KLINE STEVEN P 4 BURR SCHOOL RD WESTPORT CT 06880-3816	/FJ40274197/1978/TOYOT/LAND CRU LINK # 2023-MS-0001300 Back Taxes/MV-O/DMV CIVLS: 4607304-7480416-N	130.64 0.00 0.00	130.64 31.35 5.00	166.99 166.99 0.00
2023-04-0082010-00 82010	KLINE STEVEN P 4 BURR SCHOOL RD WESTPORT CT 06880-3816	/JM3KFBDM7L0749194/2020/MAZDA/CX-5 GRA LINK # 2023-MS-0001300 Back Taxes/MV-O/DMV CIVLS: 4607304-5766035-N	282.60 0.00 0.00	282.60 67.82 0.00	350.42 350.42 0.00
2023-04-0082020-00 82020	KOCH ROBERT C 132 GREEN FARMS RD WESTPORT CT 06880-0724	/1C6SRFBTXMN723086/2021/RAM/1500 BIG LINK # 2023-MS-0001308 MV-O/DMV CIVLS: 725059-7380837-N	295.05 0.00 0.00	295.05 70.81 5.00	370.86 370.86 0.00
2023-04-0082043-00 82043	KOWALEWSKI JASON P 6 PROSPECT RD WESTPORT CT 06880-5204	/3VV2B7AX2JM190603/2018/VOLKS/TIGUAN S LINK # 2023-MS-0001330 MV-O/DMV CIVLS: 6452585-5458426-N	243.36 0.00 0.00	243.36 58.41 5.00	306.77 306.77 0.00
2023-04-0082048-00 82048	KRAUSE RICHARD P 110 LONG LOTS RD WESTPORT CT 06880-3947	/2HGFB2F53EH534522/2014/HONDA/CIVIC LX LINK # 2023-MS-0001335 Back Taxes/MV-O/DMV CIVLS: 4924885-7390988-N	71.22 0.00 0.00	71.22 17.09 5.00	93.31 93.31 0.00
2023-04-0082063-00 82063	KULIGA ANNA K 21 MANITOU RD WESTPORT CT 06880-6008	/5UXTY5C08M9E39903/2021/BMW/X3 XDRIV LINK # 2023-MS-0001350 MV-O/DMV CIVLS: 1704699-6000041-N	449.67 0.00 0.00	449.67 107.92 5.00	562.59 562.59 0.00
2023-04-0082120-00 82120	LAVERTY THOMAS W 499 MAIN ST WESTPORT CT 06880-2159	/4T1R11BK0MU020123/2021/TOYOT/CAMRY LE LINK # 2023-MS-0001394 Back Taxes/MV-O/DMV CIVLS: 887772-6199728-N	262.28 0.00 0.00	262.28 62.95 5.00	330.23 330.23 0.00
2023-04-0082139-00 82139	LEE KIN N 2 ROOSEVELT RD WESTPORT CT 06880-6840	/SJAAM2ZV5MC034850/2021/BENTL/BENTAYGA LINK # 2023-MS-0001413 Back Taxes/MV-O/DMV CIVLS: 6912945-7366725-N	1,373.86 0.00 0.00	1,373.86 329.73 5.00	1,708.59 1,708.59 0.00
2023-04-0082140-00 82140	LEE KIN N 2 ROOSEVELT RD WESTPORT CT 06880-6840	/ZFF82YNA7J0232529/2018/FERRA/GTC 4 LU LINK # 2023-MS-0001413 Back Taxes/MV-O/DMV CIVLS: 6912945-7317178-N	2,089.96 0.00 0.00	2,089.96 501.59 0.00	2,591.55 2,591.55 0.00
2023-04-0082161-00 82161	LESSER CHRISTOPHER P 3 CHARCOAL HL CMN WESTPORT CT 06880-1630	/SALHV1248MA444455/1991/LAND/RANGE RO LINK # 2023-MS-0001433 MV-O/DMV CIVLS: 6134783-2853775-N	9.31 0.00 0.00	9.31 2.23 5.00	16.54 16.54 0.00
2023-04-0082162-00 82162	LESSER CHRISTOPHER P 3 CHARCOAL HL CMN WESTPORT CT 06880-1630	/WB1034907D6207518/1983/BMW/R80ST LINK # 2023-MS-0001433 MV-O/DMV CIVLS: 6134783-4611281-N	9.31 0.00 0.00	9.31 2.23 0.00	11.54 11.54 0.00
2023-04-0082163-00	LESSER CHRISTOPHER P	/WB10317A86ZR40396/2006/BMW/R1200GS	31.00	31.00	38.44

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82163	3 CHARCOAL HL CMN WESTPORT CT 06880-1630	LINK # 2023-MS-0001433 MV-O/DMV CIVLS: 6134783-7383611-N	0.00 0.00	7.44 0.00	38.44 0.00
2023-04-0082273-00 82273	LOPEZ GABRIELLA N 94 PARTRICK RD WESTPORT CT 06880-1836	/WA1TFAFL8EA103648/2014/AUDI/A4 ALLRO LINK # 2023-MS-0001521 MV-O/DMV CIVLS: 7029004-7183595-N	171.12 0.00 0.00	171.12 41.07 0.00	212.19 212.19 0.00
2023-04-0082279-00 82279	LOTT HOLLY 36 TURKEY HILL RD N WESTPORT CT 06880-3943 LOTT NICOLA J	/KM8K2CAA1MU717626/2021/HYUND/KONA SEL LINK # 2023-MS-0001527 MV-O/DMV CIVLS: 6495617-7465499-6369956N	101.26 0.00 0.00	101.26 24.30 5.00	130.56 130.56 0.00
2023-04-0082293-00 82293	LUFFMAN BRANDON 46 EDGEWATER COMMONS LN WESTPORT CT 06880-6146	/WBAJE7C34HG479432/2017/BMW/540 XI LINK # 2023-MS-0001540 MV-O/DMV CIVLS: 6907958-6184864-N	277.64 0.00 0.00	277.64 66.63 5.00	349.27 349.27 0.00
2023-04-0082303-00 82303	LUST IRINA 8 GUILDER LN WESTPORT CT 06880-2421	/W1KAF4HB2PR145536/2023/MERCE/C 300 4M LINK # 2023-MS-0001549 MV-O/DMV CIVLS: 6084590-7319101-N	451.70 0.00 426.37	25.33 4.94 0.00	30.27 30.27 0.00
2023-04-0082312-00 82312	LYNCH CHRISTOPHER T 21 MAPLEWOOD AVE WESTPORT CT 06880-2021	/1HGCP3F84AA021907/2010/HONDA/ACCORD E LINK # 2023-MS-0001556 Back Taxes/MV-O/DMV CIVLS: 917442-471898-N	39.94 0.00 0.00	39.94 9.59 5.00	54.53 54.53 0.00
2023-04-0082332-00 82332	MAHER KYLE P 3 WATCH HL WESTPORT CT 06880-2550	/SALAG2V68GA793859/2016/LAND/LR4 HSE LINK # 2023-MS-0001574 Back Taxes/MV-O/DMV CIVLS: 6103285-3758960-N	281.53 0.00 0.00	281.53 67.57 5.00	354.10 354.10 0.00
2023-04-0082334-00 82334	MAIOLO GABRIEL T 46 GORHAM AVE WESTPORT CT 06880-2533	/WBS43AY07PFR06195/2023/BMW/M3 COMPE LINK # 2023-MS-0001576 MV-O/DMV CIVLS: 6703026-7457695-N	461.14 0.00 0.00	461.14 110.67 5.00	576.81 576.81 0.00
2023-04-0082340-00 82340	MALSTROM DUSTIN E 4 DAVENPORT AVE WESTPORT CT 06880-5805	/TRUWT28N211048128/2001/AUDI/TT QUATT LINK # 2023-MS-0001582 Back Taxes/MV-O/DMV CIVLS: 2716985-5879395-N	57.72 0.00 0.00	57.72 13.85 5.00	76.57 76.57 0.00
2023-04-0082374-00 82374	MASSICOTT JEFFREY J 9 SHERWOOD FARMS WESTPORT CT 06880-6155	/3MF13DM08R8E19789/2024/BMW/M2 LINK # 2023-MS-0001614 MV-O/DMV CIVLS: 6644571-7294807-N	648.66 0.00 0.00	648.66 155.68 5.00	809.34 809.34 0.00
2023-04-0082375-00 82375	MASSICOTT JEFFREY J 9 SHERWOOD FARMS WESTPORT CT 06880-6155	/1J4FA59S3YP708300/2000/JEEP/WRANGLER LINK # 2023-MS-0001614 MV-O/DMV CIVLS: 6644571-2255137-N	6.98 0.00 0.00	6.98 2.00 0.00	8.98 8.98 0.00
2023-04-0082428-00 82428	MCLAUGHLIN KEVIN P II 22 VANI CT WESTPORT CT 06880-6038	/1FMSK7FH0LGA93537/2020/FORD/EXPLORER LINK # 2023-MS-0001661 Back Taxes/MV-O/DMV CIVLS: 5888407-7231370-N	343.41 0.00 0.00	343.41 82.42 5.00	430.83 430.83 0.00
2023-04-0082435-00 82435	MEIER JUDITH A 11 HALES CT WESTPORT CT 06880-6128	/1J4GL48K24W178623/2004/JEEP/LIBERTY LINK # 2023-MS-0001668 Back Taxes/MV-O/DMV CIVLS: 1129003-1903726-N	27.82 0.00 0.00	27.82 6.68 5.00	39.50 39.50 0.00
2023-04-0082510-00 82510	MICHEL-CAPHANAC NIHHIVE-ANNE R 1655 POST RD E UNIT 3002 WESTPORT CT 06880-7636	/1N4AA5AP1AC858349/2010/NISSA/MAXIMA S LINK # 2023-MS-0001693 MV-O/DMV CIVLS: 6651783-2649629-N	66.10 0.00 0.00	66.10 15.86 5.00	86.96 86.96 0.00
2023-04-0082528-00	MILLER BRYANT R	/3MZBM1V78FM127655/2015/MAZDA/MAZDA3 T	148.22	148.22	188.79

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82528	423A STORRS RD MANSFIELD CENTER CT 06250	LINK # 2023-MS-0001708 MV-O/ Flag: N /DMV CIVLS: 520103-1600332-N	0.00 0.00	35.57 5.00	188.79 0.00
2023-04-0082549-00 82549	MONTALVO & SOTOMAYOR LLC 1869 POST RD E WESTPORT CT 06880	/SALCK2FX1LH847633/2020/LAND/DISCOVER LINK # 2023-MS-0001728 MV-O/ Flag: N /DMV CIVLS: 7040823-5767317-N	310.25 0.00 0.00	310.25 74.46 5.00	389.71 389.71 0.00
2023-04-0082550-00 82550	MONTANARO KRISTIN L 21 SAINT JOHNS PL WESTPORT CT 06880-2555 MONTANARO RICHARD C	/1GKS2JKLXRR318575/2024/GMC/YUKON XL LINK # 2023-MS-0001729 MV-O/DMV CIVLS: 1090482-7528368-4340085N	281.57 0.00 0.00	281.57 67.58 5.00	354.15 354.15 0.00
2023-04-0082602-00 82602	MURPHY BRIAN D 3 MORNINGSIDE LN WESTPORT CT 06880-3815	/1C6RRFBG2LN316251/2020/RAM/1500 BIG LINK # 2023-MS-0001772 Back Taxes/MV-O/DMV CIVLS: 6309251-5988086-N	260.31 0.00 0.00	260.31 62.47 5.00	327.78 327.78 0.00
2023-04-0082638-00 82638	NEW COUNTRY MOTOR CARS OF WESTPORT 358 BROADWAY STE 403 SARATOGA SPRINGS NY 06880	/5TFBY5F12JX740642/2018/TOYOT/TUNDRA D LINK # 2023-MS-0001802 MV-O/DMV CIVLS: 110722-7312654-N	192.01 0.00 0.00	192.01 46.08 5.00	243.09 243.09 0.00
2023-04-0082664-00 82664	NIELSEN JOHN D 16 RAILROAD PL 1003 WESTPORT CT 06880-5912	/3MVDMBCL3MM251524/2021/MAZDA/CX-30 PR LINK # 2023-MS-0001811 MV-O/DMV CIVLS: 3836311-7493594-N	83.27 0.00 0.00	83.27 19.98 5.00	108.25 108.25 0.00
2023-04-0082665-00 82665	NIELSEN JOHN D 16 RAILROAD PL 1003 WESTPORT CT 06880-5912	/1C4PJMDX3LD512827/2020/JEEP/CHEROKEE LINK # 2023-MS-0001811 MV-O/DMV CIVLS: 3836311-7452364-N	83.73 0.00 0.00	83.73 20.10 0.00	103.83 103.83 0.00
2023-04-0082669-00 82669	NISENSON MEGAN M 4 W BRANCH RD WESTPORT CT 06880-1248	/JTJAM7BX6L5267658/2020/LEXUS/GX 460 LINK # 2023-MS-0001814 MV-O/DMV CIVLS: 1486613-5965375-N	233.87 0.00 0.00	233.87 56.13 5.00	295.00 295.00 0.00
2023-04-0082710-00 82710	NOVECK REBECCA A 3 RUTA CT WESTPORT CT 06880-3833	/5XYK6CDFXRG196639/2024/KIA/SPORTAGE LINK # 2023-MS-0001824 MV-O/DMV CIVLS: 2010953-7472524-N	145.35 0.00 0.00	145.35 34.88 5.00	185.23 185.23 0.00
2023-04-0082748-00 82748	ORTIZ-ESPINOSA JHON A 25 IMPERIAL AVE WESTPORT CT 06880-4303	/1FTBW3X87MKA62073/2021/FORD/TRANSIT LINK # 2023-MS-0001858 Back Taxes/MV-O/DMV CIVLS: 4383620-7353777-N	372.34 0.00 0.00	372.34 89.36 5.00	466.70 466.70 0.00
2023-04-0082749-00 82749	ORTIZ-ESPINOSA JHON A 25 IMPERIAL AVE WESTPORT CT 06880-4303	/KM8KNDAF1PU153666/2023/HYUND/IONIQ 5 LINK # 2023-MS-0001858 Back Taxes/MV-O/DMV CIVLS: 4383620-7449515-N	113.36 0.00 0.00	113.36 27.21 0.00	140.57 140.57 0.00
2023-04-0082752-00 82752	OSORIO-ZUCKERMANN JUAN A 49 EASTON RD WESTPORT CT 06880-2215	/2250168/1972/BMW/3.0CS LINK # 2023-MS-0001861 Back Taxes/MV-O/DMV CIVLS: 5975848-5340439-N	5.42 0.00 0.00	5.42 2.00 5.00	12.42 12.42 0.00
2023-04-0082764-00 82764	PALMER KATHERINA M 99 TURKEY HILL RD S WESTPORT CT 06880-6312 PALMER MICHAEL P	/1C4HJWDG1GL161377/2016/JEEP/WRANGLER LINK # 2023-MS-0001872 MV-O/DMV CIVLS: 4677420-3936801-5021868N	96.04 0.00 0.00	96.04 23.05 5.00	124.09 124.09 0.00
2023-04-0082785-00 82785	PARKER BRETT I 192 CROSS HWY	/W1NYC6BJ4NX454956/2022/MERCE/G 550 LINK # 2023-MS-0001891	2,211.87 0.00	2,211.87 530.85	2,742.72 2,742.72

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	WESTPORT CT 06880	MV-O/DMV CIVLS: 4063181-7215475-N	0.00	0.00	0.00
2023-04-0082791-00 82791	PASS SALLY E 7 BAUER PL WESTPORT CT 06880-4103	/3FA6P0LU2FR246809/2015/FORD/FUSION S LINK # 2023-MS-0001897 MV-O/DMV CIVLS: 7176213-7383554-N	63.68 0.00 0.00	63.68 15.28 5.00	83.96 83.96 0.00
2023-04-0082805-00 82805	PEGOUD CHLOE L 30 CAVALRY RD WESTPORT CT 06880-1401	/4S4BRBCC5A3351840/2010/SUBAR/OUTBACK LINK # 2023-MS-0001911 MV-O/DMV CIVLS: 7111155-7209947-N	93.47 0.00 0.00	93.47 22.43 5.00	120.90 120.90 0.00
2023-04-0082825-00 82825	PETERSON ALEXIS L 19 HIGHLAND RD WESTPORT CT 06880-2846	/5TDHZRBH9MS102903/2021/TOYOT/HIGHLAND LINK # 2023-MS-0001929 MV-O/DMV CIVLS: 2301360-6238715-N	202.34 0.00 0.00	202.34 48.56 5.00	255.90 255.90 0.00
2023-04-0082846-00 82846	PLOEGMAKERS JOSEF H 9 THOMAS RD WESTPORT CT 06880-4306	/5UXCR6C01M9E78562/2021/BMW/X5 XDRIV LINK # 2023-MS-0001950 MV-O/DMV CIVLS: 6738556-6058210-N	433.57 0.00 0.00	433.57 104.06 5.00	542.63 542.63 0.00
2023-04-0082931-00 82931	RABA SUSANNE N 11 RAYFIELD RD WESTPORT CT 06880 RABA PETER R	/1GKKNULS7MZ176497/2021/GMC/ACADIA S LINK # 2023-MS-0002006 MV-O/DMV CIVLS: 6037463-6344283-6037475N	111.35 0.00 0.00	111.35 26.72 5.00	143.07 143.07 0.00
2023-04-0082937-00 82937	RAHAMUT HAMID 276 BAYBERRY LN WESTPORT CT 06880-1619	/JF1GD79636G519679/2006/SUBAR/IMPREZA LINK # 2023-MS-0002011 MV-O/DMV CIVLS: 7151097-7315499-N	83.64 -55.77 0.00	27.87 6.69 5.00	39.56 39.56 0.00
2023-04-0082966-00 82966	REALIZERS GROUP LLC 15 DANBURY AVE WESTPORT CT 06880-6820	/JTHCM1D2XG5013319/2016/LEXUS/IS 300 LINK # 2023-MS-0002036 MV-O/ Flag: N /DMV CIVLS: 6543493-4232375-N	275.02 0.00 0.00	275.02 66.00 5.00	346.02 346.02 0.00
2023-04-0082969-00 82969	REDEEM WELLNESS CENTER II LLC 19 LUDLOW RD STE 302 WESTPORT CT 06880-3040	/JTMCY7AJ2G4040119/2016/TOYOT/LANDCRUI LINK # 2023-MS-0002039 MV-O/DMV CIVLS: 7132369-6899817-N	593.59 0.00 0.00	593.59 142.46 5.00	741.05 741.05 0.00
2023-04-0082977-00 82977	REICHHELM JACK T 263 WILTON RD WESTPORT CT 06880-1907	/1FAHP2KT1BG113585/2011/FORD/TAURUS S LINK # 2023-MS-0002046 MV-O/DMV CIVLS: 3746307-506321-N	40.07 0.00 0.00	40.07 9.62 5.00	54.69 54.69 0.00
2023-04-0082979-00 82979	REICHHELM TODD A 263 WILTON RD WESTPORT CT 06880	/1GCUYEED5MZ445807/2021/CHEVR/SILVERAD LINK # 2023-MS-0002048 Back Taxes/MV-O/DMV CIVLS: 5566749-6495889-N	434.59 0.00 0.00	434.59 104.30 5.00	543.89 543.89 0.00
2023-04-0082997-00 82997	RICHARD SETH J 68 BAYBERRY LN WESTPORT CT 06880-4029	/5UXKR6C51G0J82650/2016/BMW/X5 XDRIV LINK # 2023-MS-0002066 MV-O/DMV CIVLS: 3391907-3989297-N	301.83 0.00 0.00	301.83 72.44 5.00	379.27 379.27 0.00
2023-04-0083014-00 83014	RITTER MARK A 27 EDGEWATER HILLSIDE WESTPORT CT 06880 AITKIN PETER K	/4TM13NU21HB001046/2017/TRAIL/R254 LE3 LINK # 2023-MS-0002082 MV-O/DMV CIVLS: 5092454-4510547-3237071N	26.25 0.00 0.00	26.25 6.30 5.00	37.55 37.55 0.00
2023-04-0083035-00 83035	ROMANN CHRISTINE M 79 COLEYTOWN RD WESTPORT CT 06880-1529	/2HGES16531H558853/2001/HONDA/CIVIC LX LINK # 2023-MS-0002102 MV-O/DMV CIVLS: 4295870-2656065-N	10.28 0.00 0.00	10.28 2.47 5.00	17.75 17.75 0.00
2023-04-0083036-00 83036	ROMANN LILI R 79 COLEYTOWN RD WESTPORT CT 06880-1529	/3N1AB7AP8DL685444/2013/NISSA/SENTRA S LINK # 2023-MS-0002103 Back Taxes/MV-O/DMV CIVLS: 6920139-5003930-N	52.79 0.00 0.00	52.79 12.67 5.00	70.46 70.46 0.00

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2023-04-0083059-00 83059	ROSS GRIFFIN L 10 NICKERSON LN DARIEN CT 06820	/W1NKJ4HB5RF147355/2024/MERCE/GLC COUP LINK # 2023-MS-0002125 MV-O/DMV CIVLS: 1968477-7386526-N	390.09 0.00 0.00	390.09 93.62 5.00	488.71 488.71 0.00
2023-04-0083066-00 83066	ROSS VICTORIA S 18 HILLANDALE RD WESTPORT CT 06880-5210	/5UXTY5C08M9E39805/2021/BMW/X3 XDRIV LINK # 2023-MS-0002130 MV-O/DMV CIVLS: 5061860-7279774-N	374.58 0.00 0.00	374.58 89.90 5.00	469.48 469.48 0.00
2023-04-0083074-00 83074	ROTHMAN JOSHUA L 212 WILTON RD WESTPORT CT 06880-2335	/1FTFW5LD1RFA81198/2024/FORD/F150 LAR LINK # 2023-MS-0002138 MV-O/DMV CIVLS: 1410841-7496739-N	222.36 0.00 0.00	222.36 53.37 5.00	280.73 280.73 0.00
2023-04-0083110-00 83110	SALTZMAN JONATHAN D 5 COUNTRY RD WESTPORT CT 06880-2523	/1GYS4RKLXPR558933/2023/CADIL/ESCALADE LINK # 2023-MS-0002172 MV-O/DMV CIVLS: 6292794-7265632-N	1,255.10 0.00 1,236.27	18.83 3.67 0.00	22.50 22.50 0.00
2023-04-0083158-00 83158	SANTOS EDWIN 182 SAUGATUCK AVE WESTPORT CT 06880-5829	/5J8TB1H5XAA002770/2010/ACURA/RDX TECH LINK # 2023-MS-0002185 MV-O/DMV CIVLS: 515956-1254882-N	99.06 0.00 0.00	99.06 23.77 5.00	127.83 127.83 0.00
2023-04-0083161-00 83161	SARFARAZ FAID M 35B HIAWATHA LN EXT WESTPORT CT 06880-5812	/1C4JJXP63NW178414/2022/JEEP/WRANGLER LINK # 2023-MS-0002188 Back Taxes/MV-O/DMV CIVLS: 5669059-7392155-N	312.16 0.00 0.00	312.16 74.92 5.00	392.08 392.08 0.00
2023-04-0083194-00 83194	SCHWARTZ STEPHEN A 103 SAUGATUCK AVE APT 2 WESTPORT CT 06880-5709	/JTDKN3DU3E0361139/2014/TOYOT/PRIUS LINK # 2023-MS-0002220 MV-O/DMV CIVLS: 3093429-2444331-N	157.71 0.00 0.00	157.71 37.85 5.00	200.56 200.56 0.00
2023-04-0083218-00 83218	SFORZA FRANK H 16 FRANKLIN ST APT C WESTPORT CT 06880-5964	/3GCPKTE76DG366529/2013/CHEVR/SILVERAD LINK # 2023-MS-0002240 MV-O/DMV CIVLS: 5442001-2703984-N	243.74 0.00 0.00	243.74 58.50 5.00	307.24 307.24 0.00
2023-04-0083308-00 83308	SIEGEL JEMMA S 140 ROSEVILLE RD WESTPORT CT 06880-2611	/1C4RJXN65RW148665/2024/JEEP/WRANGLER LINK # 2023-MS-0002270 MV-O/DMV CIVLS: 6580143-7229052-N	627.49 0.00 618.07	9.42 1.84 0.00	11.26 11.26 0.00
2023-04-0083316-00 83316	SILVER ALEXANDER S 14 POST RD W WESTPORT CT 06880-4203	/5YJ3E1EA4MF915303/2021/TESLA/MODEL 3 LINK # 2023-MS-0002277 MV-O/DMV CIVLS: 6249399-7334643-N	262.54 0.00 0.00	262.54 63.01 5.00	330.55 330.55 0.00
2023-04-0083408-00 83408	STEINBERG DANIEL J 1 KETCHUM ST APT 303 WESTPORT CT 06880-5953	/WAUYAGF51MN007122/2021/AUDI/A5 PREST LINK # 2023-MS-0002362 MV-O/DMV CIVLS: 2200232-7398839-N	306.49 0.00 0.00	306.49 73.56 5.00	385.05 385.05 0.00
2023-04-0083433-00 83433	SULLIVAN CANDICE T 6 POST OFFICE LN WESTPORT CT 06880-6241	/1J4PN2GK6BW523729/2011/JEEP/LIBERTY LINK # 2023-MS-0002386 MV-O/DMV CIVLS: 2070218-1823746-N	20.30 0.00 0.00	20.30 4.87 5.00	30.17 30.17 0.00
2023-04-0083441-00 83441	SUNIAGA ROSARIO LEIVIS J 9 HIAWATHA LN WESTPORT CT 06880-5810	/2T1BU40E99C094950/2009/TOYOT/COROLLA/ LINK # 2023-MS-0002393 MV-O/DMV CIVLS: 7107696-7203436-N	90.68 0.00 0.00	90.68 21.76 5.00	117.44 117.44 0.00
2023-04-0083454-00 83454	SWEETNAM ROBERT W 1 COLONY RD WESTPORT CT 06880-3703	/5FNYF182X8B050947/2008/HONDA/PILOT VP LINK # 2023-MS-0002405 MV-O/DMV CIVLS: 1338877-5367005-N	56.87 -36.22 0.00	20.65 4.96 5.00	30.61 30.61 0.00
2023-04-0083455-00 83455	SWEETNAM ROBERT W 1 COLONY RD WESTPORT CT 06880-3703	/JYA1FG000FA006729/1985/YAMAH/XJ700 LINK # 2023-MS-0002405 MV-O/DMV CIVLS: 1338877-1642114-N	8.53 0.00 0.00	8.53 2.05 0.00	10.58 10.58 0.00
2023-04-0083456-00	SWEETNAM ROBERT W	/5FNYF4H59FB002428/2015/HONDA/PILOT EX	179.76	179.76	222.90

Inquiry Report TAX COLLECTOR Interest Date : 04/30/2026 Page :11

Bill# / Unique_id / Dist	Name / Address / City/State/Zip	Prop Loc/Veh.Info./Plan-Sew / MBL/LINK # / Flags	TOT Inst / TOT Adj / TOT Paid	Tax Due / Int Due / L/F/Bint Due	Balance Due Now / Discount
83456	1 COLONY RD	LINK # 2023-MS-0002405	0.00	43.14	222.90
	WESTPORT CT 06880-3703	MV-O/DMV CIVLS: 1338877-2089337-N	0.00	0.00	0.00
2023-04-0083474-00	TARGOWSKI JOSEPH F	/4JGBF71E17A245447/2007/MERCE/GL450 4	21.26	21.26	31.36
83474	23 TREADWELL AVE	LINK # 2023-MS-0002421	0.00	5.10	31.36
	WESTPORT CT 06880-4726	Back Taxes/MV-O/DMV CIVLS: 4134537-6940307-N			
			0.00	5.00	0.00
2023-04-0083475-00	TARGOWSKI JOSEPH F	/1N6AF0KX4FN805070/2015/NISSA/NV 2500/	148.31	148.31	183.90
83475	23 TREADWELL AVE	LINK # 2023-MS-0002421	0.00	35.59	183.90
	WESTPORT CT 06880-4726	Back Taxes/MV-O/DMV CIVLS: 4134537-7404489-N			
			0.00	0.00	0.00
2023-04-0083476-00	TARSHIS RONIT L	/SALGS2RK5MA433525/2021/LAND/RANGE RO	219.16	17.17	19.49
83476	38 WHITNEY ST	LINK # 2023-MS-0002422	0.00	2.32	19.49
	WESTPORT CT 06880-3741	MV-O/DMV CIVLS: 852312-7499272-N	201.99	0.00	0.00
2023-04-0083534-00	TOUSSAINT JUDITH	/4JGDA5HBXHA821612/2017/MERCE/GLE 350	247.03	247.03	311.32
83534	16 HALES CT	LINK # 2023-MS-0002459	0.00	59.29	311.32
	WESTPORT CT 06880-6127	Back Taxes/MV-O/DMV CIVLS: 4045647-7301019-N			
			0.00	5.00	0.00
2023-04-0083687-00	TSIONIS DIMITRA	/4JGDF6EE2HA764621/2017/MERCE/GLS 450	372.40	372.40	466.78
83687	107 OLD RD	LINK # 2023-MS-0002478	0.00	89.38	466.78
	WESTPORT CT 06880-4149	MV-O/DMV CIVLS: 4844769-5743576-N	0.00	5.00	0.00
2023-04-0083688-00	TSIONIS GEORGE V	/1J4FY19P5SP270547/1995/JEEP/WRANGLER	71.69	71.69	93.90
83688	107 OLD RD	LINK # 2023-MS-0002479	0.00	17.21	93.90
	WESTPORT CT 06880-4149	Back Taxes/MV-O/DMV CIVLS: 4475934-7219546-N			
			0.00	5.00	0.00
2023-04-0084012-00	VORIS SUSAN M	/3CZRZ2H57RM743137/2024/HONDA/HR-V SPO	284.33	284.33	357.57
84012	26 FRANKLIN ST APT 3	LINK # 2023-MS-0002559	0.00	68.24	357.57
	WESTPORT CT 06880-5926	MV-O/DMV CIVLS: 4521375-7297984-N	0.00	5.00	0.00
2023-04-0084143-00	WAGNER CHAD A	/5UXJU4C05N9N19400/2022/BMW/X5 M50I	652.02	652.02	813.50
84143	374 GREENS FARMS RD	LINK # 2023-MS-0002563	0.00	156.48	813.50
	WESTPORT CT 06880	MV-O/DMV CIVLS: 6950193-7323921-N	0.00	5.00	0.00
2023-04-0084154-00	WALSH MATTHEW J	/4JGDA5GB7GA648308/2016/MERCE/ML400 4M	304.62	304.62	382.73
84154	203B COMPO RD S	LINK # 2023-MS-0002573	0.00	73.11	382.73
	WESTPORT CT 06880	Back Taxes/MV-O/DMV CIVLS: 6458611-3846806-N			
			0.00	5.00	0.00
2023-04-0084213-00	WEST SHAHARA E	/5N1AL0MM4DC335948/2013/INFIN/JX35 BAS	77.72	77.72	101.37
84213	44 HALES CT	LINK # 2023-MS-0002622	0.00	18.65	101.37
	WESTPORT CT 06880-6130	Back Taxes/MV-O/DMV CIVLS: 6509905-7377447-N			
			0.00	5.00	0.00
2023-04-0084251-00	WILLIAMSON RILEY D	/1C4RJFDJ4GC442993/2016/JEEP/GRAND CH	239.17	239.17	301.57
84251	28 CROSS ST APT 2	LINK # 2023-MS-0002655	0.00	57.40	301.57
	WESTPORT CT 06880-4221	Back Taxes/MV-O/DMV CIVLS: 6165023-7387872-N			
			0.00	5.00	0.00
2023-04-0084279-00	WOODRUFF MARY H	/YV1LS5543W3424628/1998/VOLVO/S70	24.39	24.39	35.24
84279	108 HARVEST CMNS	LINK # 2023-MS-0002681	0.00	5.85	35.24
	WESTPORT CT 06880-3952	MV-O/DMV CIVLS: 5145827-2859978-N	0.00	5.00	0.00
2023-04-0084298-00	YI SREYSROS	/JM3KFBCL1R0490364/2024/MAZDA/CX-5 GS	104.87	104.87	135.04
84298	7 THE MEWS	LINK # 2023-MS-0002700	0.00	25.17	135.04
	WESTPORT CT 06880-4410	Back Taxes/MV-O/DMV CIVLS: 624233-7526780-N	0.00	5.00	0.00

Inquiry Report	TAX COLLECTOR	Interest Date : 04/30/2026		Page :12	
Bill#	Name	Prop Loc/Veh.Info./Plan-Sew	TOT Inst	Tax Due	Balance
Unique_id	Address	MBL/LINK #	TOT Adj	Int Due	Due Now
Dist	City/State/Zip	Flags	TOT Paid	L/F/Bint Due	Discount
# Of Acct (s) : 154			**37,173.90**	**33,901.63**	**42,705.68**
			-91.99	**8,124.05**	**42,705.68**
			3,180.28	**680.00**	**0.00**

Item #8

BERCHEM MOSES PC

75 Broad Street
Milford, CT 06460
T: 203.783.1200
F: 203.878.2235

1221 Post Road East
Suite 301
Westport, CT 06880
T: 203.227.9545
F: 203.226.1641

BERCHEMMOSES.COM

PLEASE REPLY TO WESTPORT OFFICE

Robert L. Berchem
Marsha Belman Moses
Stephen W. Studer ▸
Richard J. Buturla
Floyd J. Dugas
Ira W. Bloom
Jonathan D. Berchem ▪
Michelle C. Laubin ◆
Gregory S. Kimmel
Christopher M. Hodgson
Mario F. Coppola
Christine A. Sullivan

Nicholas R. Bamonte
Richard C. Buturla
Ryan P. Driscoll ◆▪
Rebecca E. Goldberg ▪
Bryan L. LeClerc ◆
Brian A. Lema
Douglas E. LoMonte
Herbert Z. Rosen
Matthew L. Studer
Paul A. Testa * ▸

Anthony V. Avallone
Jacob P. Bryniczka
Eileen Lavigne Flug
Peter V. Gelderman ◊
Warren L. Holcomb
Eugene M. Kimmel

Carolyn Mazanec Dugas
Alanna M. Ferrigno
Chandler K. Holcomb
Jason D. Kaplan ◆
Brendan J. Liberati ◆
Alessandra Pellegrino Pulit ◆
Matthew J. Sponheimer
A. Weston Stephens

* - Also Admitted in FL
◊ - Also Admitted in IL
▸ - Also Admitted in MA
▪ - Also Admitted in NJ
◆ - Also Admitted in NY
♦ - Also Admitted in PA

May 12, 2026

Hon. Kevin Christie
First Selectman
Westport Town Hall
110 Myrtle Ave.
Westport, CT 06880

APPROVED
Kevin Christie
First Selectman
DATE: 5 / 12 / 26

Dear Mr. Christie:

I am requesting an additional appropriation in the amount of $135,000 to the Town Attorney budget (Contract Services) for the balance of this current fiscal year ending June 30, 2026. I would appreciate this matter being placed on the May 20, 2026 Board of Finance agenda so that it can be taken up by the RTM on June 2, 2026.

Despite our best efforts to stay within the approved budget, this has been one of the infrequent years when we have seen significant and unanticipated legal matters arise, including several land use matters and Freedom of Information Act challenges. I will prepare a full analysis for the Board of Finance before its meeting.

Thank you.

Sincerely,

Ira W. Bloom
Town Attorney

BERCHEM MOSES PC

MEMORANDUM

TO: **BOARD OF FINANCE**

FROM: **IRA W. BLOOM, TOWN ATTORNEY**

RE: **SUPPLEMENTAL APPROPRIATION**

DATE: **MAY 14, 2026**

I am requesting an additional appropriation of $135,000 for the balance of the fiscal year ending June 30, 2026. In over 28 years as Town Attorney, I have infrequently requested additional funds (the last time was in 2020). In fact, the main components of the Town Attorney budget (attached), Contract Services ($510,000) and Negotiation Services ($75,000) have been largely unchanged for many years. In some years, there was an end-of-year surplus in the budget that was returned to the General Fund. We have accomplished this by careful management of the budget, including detailed monthly bills carefully monitored by the First Selectman and Finance Director. Because our firm represents multiple towns, and given the duration of our tenure and experience of our legal team, we are able to manage the various legal projects and usually stay within the annual budget.

However, the legal budget is ultimately an estimate. We do not know how many lawsuits will be filed; how many land use applications and appeals will be taken; how many Freedom of Information Act (FOIA) hearings will occur; or what other unexpected labor/employment needs will arise. In this current fiscal year, as shown on the attached list of legal matters we have allocated to the Contract Services or Negotiation Services budgets, there have been numerous time-consuming and, in many matters, unexpected legal matters. Several matters, such as land use items (Hamlet at Saugatuck; Old Mill Grocery and Deli), FOIA appeals, Long Lots School Building Committee issues, labor negotiations, terminating the Hook'd lease, were both time consuming and important to the Town.

My legal team will continue to monitor the budget carefully as we proceed with the remainder of this year and into the new fiscal year. We make every effort to settle and resolve disputes in a manner fair to the Town and to its residents. That policy will continue.
For May and June, I anticipate an extremely busy legal agenda with a continuation of existing land use applications, court appeals, FOIA matters, and other items.

Town of Westport (30121) Matters
Invoiced and Paid
7/1/2025 through 4/30/2026

Matter	Total
30121-0001 - Westport, Town of - Miscellaneous	$109,881.00
30121-0033 - Westport, Town of - Crabtree Lease	$204.00
30121-0074 - Westport, Town of - Cohen, Gail vs. Board of Assessment Appeals	$76.50
30121-0091 - Westport, Town of - John Kantor Sailing School	$1,103.00
30121-0103 - Westport, Town of - Baron's South - Housing	$122.50
30121-0136 - Westport, Town of - Valiante, Barbara vs. Town of Westport	$51.00
30121-0163 - Westport, Town of - Longshore, Inn at - lease	$9,095.50
30121-0170 - Westport, Town of - Gudzik, Michael vs. Town of Westport	$204.00
30121-0172 - Westport, Town of - Justin Cribari termination	$25.50
30121-0225 - Westport, Town of - Gorham Island Associates, LP (1 Gorham Island)	$21.00
30121-0272 - Westport, Town of - Hooked-Beach Concessionaire	$34,534.00
30121-0277 - Westport, Town of - Levitt Pavilion	$663.00
30121-0303 - Westport, Town of - Avis Budget Lease	$3,332.50
30121-0330 - Westport, Town of - Regionalism Legislation	$73.50
30121-0385 - Westport, Town of - Westport Fire Dept.-Crown Castle (Cell tower)	$4,814.48
30121-0408 - Westport, Town of - 122 Wilton Road	$127.50
30121-0470 - Westport, Town of - Elm Street Land Swap	$453.00
30121-0490 - Westport, Town of - Aquarion Water Tank	$1,657.50
30121-0492 - Westport, Town of - Re: 107 Old Road - Wetlands	$2,575.50
30121-0517 - Westport, Town of - Solar Power Purchase Agreements	$49.00
30121-0553 - Westport, Town of - Taylor, William v. P&Z Commission	$2,668.50
30121-0569 - Westport, Town of - Reynolds, Strafford - Foreclosure - (6 Fox Run Lane)	$2,688.00
30121-0571 - Westport, Town of - 233 Hillspoint Road - ZBA	$612.00
30121-0573 - Westport, Town of - AT&T Compo Beach Antenna	$2,269.50
30121-0575 - Westport, Town of - Taylor v. P&Z - Citation Appeal	$1,492.50
30121-0578 - Westport, Town of - 2021 Town Hall Employees Negotiations (WMEU)	$120.00
30121-0581 - Westport, Town of - 2021 WMEU - Town Pension Negotiations	$51.00
30121-0643 - Westport, Town of - PJ Romano Field Building/Police Athletic League	$73.50
30121-0649 - Westport, Town of - Hamlet at Saugatuck	$64,371.50
30121-0650 - Westport, Town of - IRS Claim	$1,399.50
30121-0653 - Westport, Town of - Long Lots School Building Project	$31,218.04
30121-0657 - Westport, Town of - Van Dorsten v. ZBA (215 Hillspoint Road)	$1,122.00
30121-0661 - Westport, Town of - 88 Clapboard Hill LLC - 88 Clapboard Hill Road - Foreclosure	$127.50
30121-0668 - Westport, Town of - Zaffina, Caterina - 32 Westway Road - Foreclosure	$454.00
30121-0683 - Westport, Town of - Compo Beach Playground	$561.00
30121-0688 - Westport, Town of - NYALA Claims	$612.00
30121-0691 - Westport, Town of - Old Mill Deli	$36,691.00
30121-0695 - Westport, Town of - Parker Harding/Jesup Appeal (Nomade LLC v. P&Z)	$5,559.00
30121-0698 - Westport, Town of - Demace, Constance - 177 Riverside Ave. - Foreclosure	$504.00
30121-0702 - Westport, Town of - Diguido, Christine & Alexander - 342 Green Farms Road - Foreclosure	$255.00
30121-0705 - Westport, Town of - Centurion Holdings 1, Inc. (300 Post Road W) (2023 GL)	$10,341.50
30121-0706 - Westport, Town of - 2024 Westport Police Pension Negotiations	$9,585.15
30121-0707-Westport, Town of-17 Buena Vista	$15,637.00
30121-0709-Westport, Town of-Ripps v. P&Z (50 Sylvan Road N.)	$255.00
30121-0710-Westport, Town of-227 Hillspoint LLC v. ZBA (Old Mill Deli)	$3,199.50
30121-0711-Westport, Town of-Eviction: Donut Crazy, LLC	$1,807.88
30121-0712-Westport, Town of-227 Hills LLC Et Al v. Westport P&Z	$6,918.50
30121-0713-Westport, Town of-2025 Westport Fire (CBA) Negotiations	$1,568.50
30121-0714-Westport, Town of-2025 Westport Fire Pension Negotiations	$46,642.66
30121-0715-Westport, Town of-2025 Westport Police (CBA) Negotiations	$2,569.00
30121-0716-Westport, Town of-2025 Westport Police Pension Negotiations	$630.00
30121-0717-Westport, Town of-2025 Westport Town Hall Negotiations	$7,311.50
30121-0720-Westport, Town of-Aquarion PURA application	$713.50
30121-0721-Westport, Town of-217 Compo Road South (Weyers v. ZBA)	$16,927.67

30121-0722-Westport, Town of-Simonetti, Toni FOIC Claim# 2025-0353 v LLSBC	$10,812.00
30121-0723-Westport, Town of-Wyrwas/Thorner v. Westport P&Z (Long Lots School)	$17,493.00
30121-0724-Westport, Town of-FOIA Complaint - Johnson, Jennifer	$18,028.50
30121-0725-Westport, Town of-Kerrigan's Fuel - Estate of Demace (foreclose)	$591.00
30121-0726-Westport, Town of-Apple Montessori School v. Planning & Zoning Commission of Westport	$11,500.50
30121-0727-Westport, Town of-Simonetti FOIA: FIC 2025-0454	$4,386.00
30121-0728-Westport, Town of-WPD-Hartford Healthcare	$1,957.50
30121-0729-Westport, Town of-Simonetti FOIA: FIC 2025-0442	$17,493.00
30121-0730-Westport, Town of-2025 Halliwell Comp Leave	$2,091.00
30121-0731-Westport, Town of-Revaluation 2025	$1,147.50
30121-0732-Westport, Town of-125 RA LLC v. P&Z (125 Riverside Ave)	$3,289.50
30121-0734-Westport, Town of-Glazer, Adam v. P&Z (107 Old Road)	$1,555.50
30121-0735-Westport, Town of-Railroad Station Coffee Shops	$1,657.50
30121-0736-Westport, Town of-Compo Beach Food & Beverage Concession	$15,063.00
30121-0737-Westport, Town of-HB 8002: An Act Concerning Housing Growth	$5,292.00
30121-0738-Westport, Town of-CMDA	$2,397.00
30121-0739-Westport, Town of-2026 DPW (Public Works), Local 1303-385	$601.50
30121-0740-Westport, Town of-Aquarion sale/PURA	$2,295.00
30121-0741-Westport, Town of-2026 Public Works Issues	$867.00
30121-0742-Westport, Town of-Jaffe, Holly v. ZBA - 21 Norwalk Ave (ADU case)	$1,326.00
30121-0743-Westport, Town of-2027 Plan of Conservation and Development (POCD)	$1,224.00
30121-0744-Westport, Town of-Lemcke FOIA 2026	$3,486.00
30121-0745-Westport, Town of-A. Brown 2026 Issue	$153.00
30121-0746-Westport, Town of-The Grasso Companies LLC v. Town of Westport and Newfield Construction	$1,071.00
Grand Total	**$571,798.88**

WESTPORT TOWN ATTORNEY BUDGET 2025-2026

Org	Object	Description	B	2026 Revised Budget	2026 Actual	2026Encumbrances/ Requisitions
10101170	511002	Retainer-ATT		44,514.00	11,128.50	34,621.50
10101170	511003	Assistant Town Attorney-ATT		91,585.00	22,829.23	71,420.77
10101170	511004	Secretary-ATT		26,256.00	9,478.50	0.00
10101170	532000	Contract Services-ATT		510,000.00	140,820.00	384,180.00
10101170	532009	Arbitration Expenses		0.00	0.00	0.00
10101170	533200	Negotiation Services-ATT		75,000.00	30,258.00	55,982.00
10101170	541000	Voice/Data-ATT		0.00	0.00	0.00
10101170	561000	Supplies-ATT		1,000.00	274.31	732.58
10101170	585000	Education & Expenses-ATT		0.00	0.00	0.00
10101170	589000	Miscellaneous Expenses-ATT		10,000.00	502.38	9,497.62
				758,355.00	**215,290.92**	**556,434.47**
Contract Expenses paid through October 2025 - Four Months or 33.33%						

Item #9

APPROVED
Kevin Christie
First Selectman
DATE: 5 / 13 / 26

Memorandum

To: Members, Board of Finance
Kevin Christie, First Selectman

From: Michelle Perillie, AICP CFM, Planning and Zoning Director

Date: May 4, 2026

Re: **Request for Appropriation for Consultant to Update the 2017 POCD**

In response to questions raised at the April 22nd Board of Finance meeting, I would like to provide additional information regarding my request for $193,500 to complete the update of the 2017 Plan of Conservation and Development (POCD), as required by State Statutes.

Upon further review of the requirements for a Municipal Housing Growth Plan (MHGP), I am confident that the timing of these two efforts is well aligned. The data and analysis developed as part of the POCD update will be current and directly applicable to the preparation of the MHGP, resulting in both efficiency and cost-effectiveness.

Specifically, the following components to be completed as part of the POCD are also required for the MHGP:

- Identification of specific zones or parcels that may be developed to meet the Affordable Housing Goal through the Summary Review process, including the maximum allowable residential density for each;
- Identification of strategies the municipality has adopted or will adopt to improve accessibility to affordable housing for individuals with intellectual or developmental disabilities;
- Identification of strategies to promote the development of a diverse range of housing types;
- An inventory of developable land;
- Identification of projected infrastructure needs, including wastewater capacity, necessary to support achievement of the Affordable Housing Goal; and
- A housing and infrastructure-focused charrette.

Additionally, attached please find the three proposals received in response to our RFP.

- BFJ, dated 3/13/26, revised 4/10/26
- IMEG, dated 3/13/26
- Tyche Planning & Policy Group, dated 3/13/26

I would be happy to discuss this request further at the May 20th Board of Finance meeting. Thank you.

Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 | Fax: 203-454-6145 | PandZ@westportct.gov
www.westportct.gov

To: Kevin Christie, First Selectman

From: Michelle Perillie, Planning and Zoning Director

Date: April 13, 2026

Re: **Request for Funding for the Preparation of the 2027 Plan of Conservation and Development (POCD)**

I'm pleased to inform you that after interviewing three reputable planning consultants, the Planning & Zoning Commission has chosen BFJ Planning to prepare the 2027 Plan of Conservation and Development. The proposal emphasizes BFJ's work in similar communities in Connecticut as well as:

- A comprehensive and highly structured public engagement process.
- Strong design and placemaking capabilities.
- Continuity with prior Westport planning efforts.

BFJ is an established regional planning and urban design firm with over 40 years of experience and extensive work throughout Fairfield County. The firm has prior experience in Westport, including preparation of the 2001 Westport Downtown Plan and the 2025 Parking Study Update and Feasibility Analysis.

As you are aware, the state statutes mandate the POCD's be updated every 10 years. Our last update was adopted on September 28, 2017, therefore the Planning and Zoning Commission must adopt the new update by September 28, 2027.

With the timeframe in mind, I am requesting funding in the amount of $193,500 to complete this task. The amount is based on the *Proposal for: 2027 Plan of Conservation and Development RFO #26-168T, dated 3/13/26, revised 4/10/26* (portions attached).

I understand that this must be approved by the Board of Finance and the RTM. The Commission is hopeful that this request can be heard by the respective boards as soon as possible so they can begin the process. Thank you in advance for your consideration and please let me know if you have any questions.

APPROVED

Kevin Christie
First Selectman

DATE: 4 / 15 / 26







TOWN OF WESTPORT, CONNECTICUT

PROPOSAL FOR: 2027 PLAN OF CONSERVATION AND DEVELOPMENT RFP # 26-168T

MARCH 13, 2026
REVISED APRIL 10, 2026

BFJ Planning

TOWN OF WESTPORT, CONNECTICUT

PROPOSAL FOR:

2027 PLAN OF CONSERVATION AND DEVELOPMENT RFP # 26-168T

MARCH 13, 2026

REVISED APRIL 10, 2026

BFJ Planning

TEAM LEADER CONTACT INFORMATION:

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115 5th Avenue, 3rd Floor
New York, NY 10003

BFJ Planning
670 Washington Blvd
Stamford, CT 06901

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1

Cover Letter

BFJ Planning

PLANNING
URBAN DESIGN
ENVIRONMENTAL ANALYSIS
REAL ESTATE CONSULTING
TRANSPORTATION PLANNING

April 10, 2026

Berit Watson, Purchasing Officer
Town Hall
Finance Department, Room 313
110 Myrtle Avenue
Westport, Connecticut 06880

RE: **Town of Westport 2027 POCD Revised Budget**

Dear Ms. Watson,

To follow up on our discussions regarding BFJ Planning's March 13, 2026, proposal for the Town of Westport 2027 POCD, we have refined the scope and fee to incorporate the Town's priorities. We believe the revised budget strikes a balance between maintaining a strong and inclusive public engagement process while incorporating creative hybrid approaches to support a more aligned overall budget. The table below presents the initially proposed fee by task compared with the refined proposal. In summary, the revised fee results in a total reduction of $56,500 from our initial proposal.

Task	Description	Initial Budget	Revised Budget
1	Project Initiation and Management	$40,000	$30,000
2	Community Engagement and Stakeholder Involvement	$76,000	$49,500
	Public Engagement Strategy	*$1,500*	*$1,500*
	Online Engagement, Survey, Pop-Ups	*$15,000*	*$15,000*
	Stakeholder Meetings and Focus Groups	*$10,000*	*$8,000*
	Townwide Workshops (2)	*$12,000*	*$10,000*
	Neighborhood Sessions (5)	*$25,000*	*$10,000*
	Charrette	*$12,500*	*$5,000*
3	Data Collection and Analysis	$28,000	$23,000
4	Vision and Goal Setting	$5,000	$5,000
5	Plan Development	$75,000	$62,000
6	Public Review and Revision	$7,500	$7,500
7	Final Plan and Adoption	$10,000	$10,000
8	Post-Adoption Deliverables	$8,500	$6,500
	TOTAL BUDGET	**$250,000**	**$193,500**

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP
SUSAN FAVATE, AICP
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BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
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WWW.BFJPLANNING.COM

The revised fee reflects several key changes, including adjustments to the format, and potentially number, of the ongoing POCD Subcommittee and Planning & Zoning Commission meetings. The reduced cost reflects a shift to a hybrid format, where some meetings can be held virtually. While we continue to believe that consistent communication with the Subcommittee and Commission is critical to an effective process, a virtual format can still provide an efficient and effective means of coordination.

In addition, the fee for Task 2, Community Engagement and Stakeholder Involvement, has been reduced to similarly incorporate virtual engagement strategies. In past projects, BFJ has facilitated neighborhood sessions virtually that have elicited meaningful input and, at times, even resulted in higher attendance due to the convenience of the format. We have also reduced the fee for the charrette, with the intention of hosting an interactive public workshop supported by hybrid strategies. This meeting would remain more intensive than a typical workshop but would not extend to a full half-day, as some charrettes do. The goal will be to focus on the most critical questions related to development, housing, and infrastructure. We have also found it effective to engage the Commission more directly in the facilitation process during these events. Having POCD Subcommittee and/or Commission members assist with facilitation both helps to more directly engage them in the process and can reduce the consultant staffing needed. We recently used this approach successfully in Bedford, NY, where BFJ presented at the workshop but also prepared a detailed facilitation kit that was administered by comprehensive plan committee members in small group discussions at the workshop under our guidance.

Lastly, the revised fees for Tasks 3, 5, and 8 reflect a modestly reduced timeline, allowing for the efficient development of chapters based on the various forms of stakeholder input.

All other aspects of BFJ's original proposal remain unchanged. As discussed in our proposal, BFJ is uniquely qualified to undertake this effort, given our more than 45 years of professional experience in Fairfield County and throughout the state and our local experience in Westport. BFJ has prepared more than 25 POCDs in Connecticut as well as numerous redevelopment studies, zoning code updates, and downtown plans in the region.

We are familiar with the Town through both our professional work and lived experience in Connecticut. BFJ Planning has worked in most municipalities in Fairfield County, including Greenwich, Stamford, Norwalk, and Wilton. We recently completed POCD updates for Newtown, Brookfield, East Hartford, and Orange, and are currently engaged in a comprehensive update of the Zoning Regulations for the Town of New Canaan. Additionally, for the past 15 years, we have provided planning and design services to the City of Norwalk for Village District reviews.

Beyond our work in neighboring communities, BFJ Planning also brings direct experience in Westport. BFJ prepared the Downtown Westport Plan in 2001 and, more recently, completed a Parking Study Update and Feasibility Analysis that built upon the parking element of the 2015 Downtown Westport Master Plan. Our subconsultant Tighe & Bond also brings experience working in the Town of Westport on the Safe Streets & Roads for All Safety Action Plan.

For this project, I would act as Principal-in-Charge and oversee all aspects of the POCD update. Suzanne Goldberg, AICP, a Fairfield County native, will serve as project manager and conduct day-to-day communications with the Town. She has held this role in the recent Orange POCD project as well as on the Granby Center Master Plan and the Norwalk Village District reviews. We have also teamed with Urbanomics and Tighe & Bond as sub-consultants. Urbanomics will undertake analyses of socioeconomic conditions, demographics, and housing, while Tighe & Bond will provide expertise in environmental and infrastructure issues.

BFJ is pleased to be considered for this work and would be happy to meet with the Town to discuss our firm's proposal in further detail. We are confident that our team can effectively deliver a POCD that reflects the Town's goals and community values within the stated budget. BFJ Planning has not been involved in any disputes or litigation arising out of performance of services for any Connecticut municipality within the past ten (10) years. Additionally, there are no potential conflicts of interest that exist vis a vis entering into a contract with the Town or performing consulting services for the Town.

If you have any questions, please feel free to call me at 212.353.7458, or email me at s.favate@bfjplanning.com.

Sincerely,



Susan Favate, AICP, PP
Principal

2

Consultant Experience

FIRM PROFILE BFJ PLANNING

FIRM PROFILE

BFJ Planning (NYS “C”Corp)is a consulting firm providing professional expertise in planning and related fields since its establishment in 1980.
BFJ offers the following services for public, private, and non-profit clients:

- Planning
- Urban Design
- Environmental Analysis
- Real Estate Consulting
- Transportation Planning

This range of services enables BFJ to bring a project from the initial feasibility stage through planning and approvals to site design and implementation. Principals and staff provide expertise in many areas, which is highly beneficial for complex projects that require informed, innovative thinking from different professional points of view. This inclusive approach ensures that BFJ’s planning and design recommendations are realistic and achievable within project constraints.

Stamford Office:
670 Washington Blvd
Stamford, CT 06901

Date of incorporation:
1980

Principals:
Frank Fish - Principal, President
Georges Jacquemart - Principal, Vice President and Treasurer
Sarah Yackel - Principal, Secretary

SERVICE

Planning
Comprehensive planning and zoning processes help a community prepare its recommendations for future growth and development rationally and efficiently, weaving a broad spectrum of conditions into a coherent vision of the future. BFJ’s approach and planning services incorporate extensive community input and strong client involvement, resulting in the most effective planning possible.
BFJ helps communities prepare for their future physical development by providing the following professional services:

- Comprehensive Planning
- Zoning
- Special Zoning Services
- Continuing Planning Services

Urban Design
BFJ’s senior professionals include architects, planners, and urban designers with experience in a range of urban design and site planning projects for public and private clients. These include design studies for downtown areas and urban waterfronts; detailed site plans for housing, commercial, and light industrial uses; and adaptive reuse projects for larger campuses and individual buildings.

The BFJ Team uses graphic and visualization techniques to develop conceptual design ideas and communicate to members of the public. Our in-house urban designers understand the power of compelling and informative visuals in providing the audience with a clear understanding of the built and natural environment, both in terms of what exists and for proposed plans.

Environmental Analysis
BFJ’s environmental planning includes a variety of projects undertaken for developers, corporations, community groups, institutions, public agencies, and municipalities. BFJ offers the following environmental planning services:

- National Environmental Policy Act (NEPA) reviews, as well as State and local reviews
- Environmental Advisory Services for Municipalities and Agencies
- Natural Resource Surveys

BFJ Planning

Real Estate Consulting
BFJ's team of planners, fiscal analysts, and economists provide a comprehensive range of real estate and development consulting. Such services include individual building feasibility and county-wide market studies, described as follows:

- Tax Increment Finance Districts
- Market Analyses
- Retail and Commercial Revitalization Studies
- Fiscal Analyses
- Housing Needs Studies
- Tourism Studies
- Development Consulting

Transportation Planning
BFJ's professional staff has extensive experience and capabilities in transportation planning and traffic circulation. With several traffic engineers and transportation planners on staff, the firm can undertake various transportation assignments, including traffic circulation and impact studies, infrastructure capacity and performance analyses, safety studies, traffic calming efforts, parking programs, transit studies, and multi-modal transportation planning efforts. BFJ's expertise combines transportation with other planning elements, such as land use, environmental review, and economic development.

Utilizing these five service areas, BFJ planning stresses community participation and resilience throughout our work and process.



CONSULTANT EXPERIENCE

BFJ has extensive experience working in communities with strong neighborhood advocacy and complex housing policy issues. The project examples on the following pages demonstrate our ability to balance community preferences to preserve their unique sense of place with support for local economic development concerns as well as broader regional issues related to housing affordability. Through early and consistent community engagement, close coordination with stakeholders and elected officials, and a comprehensive understanding of neighborhood context at the local level, BFJ can help develop a POCD that builds consensus and reflects the community's vision while responding to economic, environmental, and social needs.



WESTPORT PLANNING PROJECTS

WESTPORT, CT

Parking Study Update & Feasibility Analysis

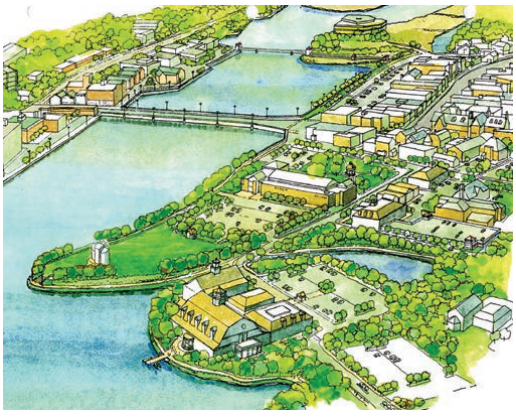
In 2025, BFJ Planning completed an update to the parking element of the 2015 Downtown Westport Master Plan, including a feasibility assessment of a new parking deck in Downtown Westport. BFJ Planning analyzed parking capacity, occupancy, and trends through the review of aerial photography and on-site observations. This parking analysis informed the feasibility of parking decks at three sites in Westport's downtown area. BFJ Planning recommended to reduce the maximum number of hours allowed in the short-term parking areas from 3 hours to 2 hours to increase parking turn-over and push the more long-term parkers out of the most desirable core. Recommendations also included parking pricing strategies, all-day parking permits and permit areas and upgrading the enforcement and parking payment procedures.



Westport Downtown Plan

The Town had purchased a former estate on 22 acres in close proximity to the downtown core. Questions as to whether the land should remain as open space or used for some other purpose began to arise from residents. At the same time, the long-time downtown YMCA had outgrown its facility and hoped to find a new location. Other organizations also required new or additional space for their public functions. BFJ Planning developed a plan that considered a range of options, and then prepared a final plan to assist the Town with future land use decisions. After meeting with individuals and organizations, BFJ prepared three alternatives using guiding principles to retain the New England character of the downtown, enhance riverfront use and access, and provide greater connectivity among amenities. The final Downtown Plan retained all uses that help to create walking opportunities rather than driving destinations. BFJ recommended pedestrian access to the major attractions, street improvements to enhance the Town's strong retail locations and public activities, and retention of open space for the benefit of future generations.



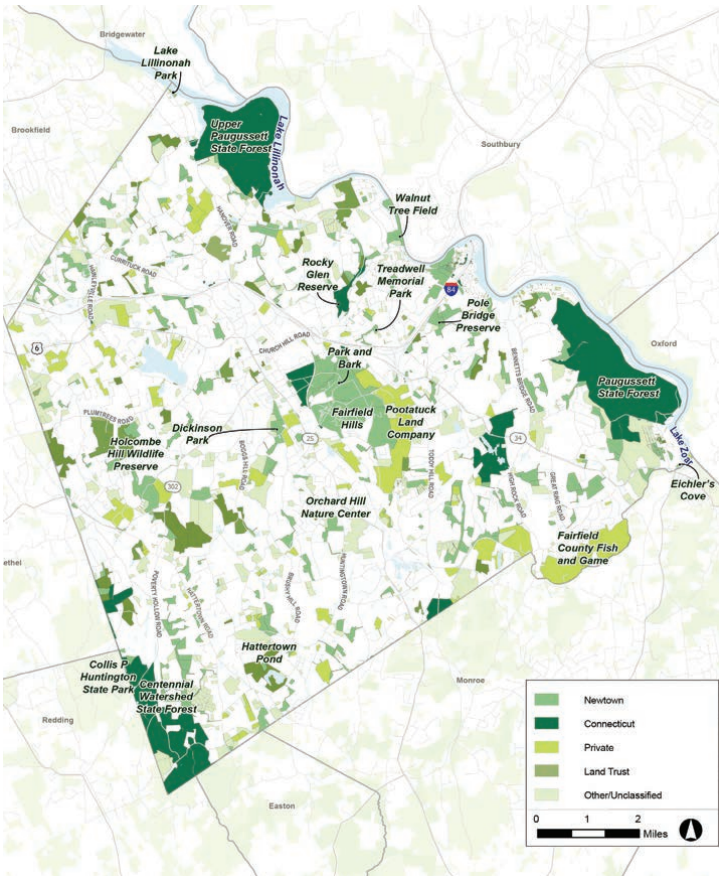


BFJ Planning

TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT

NEWTOWN, CT

BFJ Planning worked with the Town of Newtown to update its Plan of Conservation and Development. Located in Fairfield County, Connecticut, the Town is characterized by its rural landscapes, historic sites, and small town charm. Newtown sought to increase diverse housing opportunities and support economic growth while preserving the Town's open spaces and bucolic character. Key goals include expanding options for senior housing, increasing opportunities for economic activity in key areas, prioritizing redevelopment of vacant urbanized sites, and reviewing measures to alleviate traffic congestion and enhance road safety. Other key themes include expanding the Town's open space inventory and promoting energy resiliency strategies to reduce the Town's greenhouse gas emissions and improve power grid reliability. The plan was adopted in January 2025.







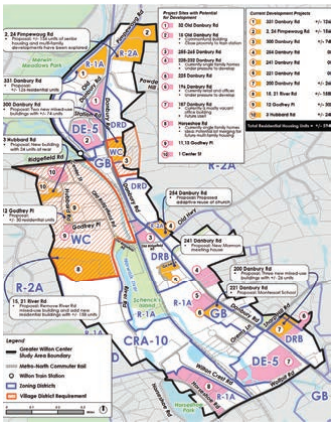


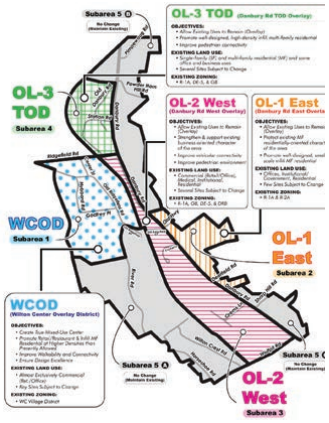
BFJ Planning

WILTON CENTER MASTER PLAN & FORM-BASED CODE

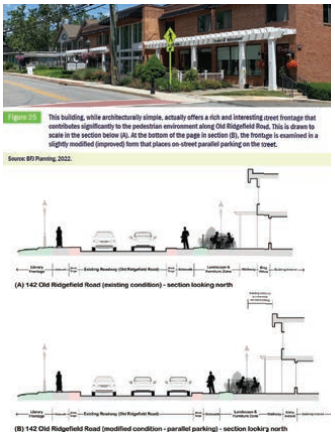
WILTON, CT

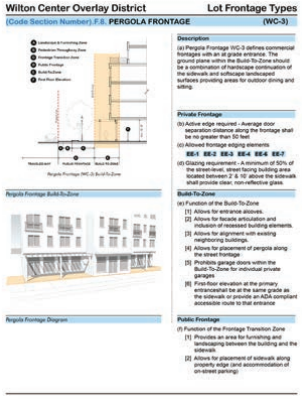
The Town of Wilton retained BFJ Planning to develop a downtown master plan for Wilton Center and accompanying form-based code. This work built of the Town's 2019 Plan of Conservation and Development (POCD), but involved additional outreach to the public, proprietors and property owners, and included a market analysis conducted by Urbanomics. While the Town has Village District Zoning, its downtown built environment exhibits characteristics of conventional zoning that focuses on the separation of uses and automobile-oriented commerce. Several shopping centers, including a large parcel owned and operated by KIMCO, were exploring opportunities to convert to mixed-use environments, and the Town required a new zoning approach. BFJ developed recommendations for a new pedestrian-oriented circulation network, including a riverwalk along the Norwalk River, introduced new building typologies, and form-based zoning that focuses retail in a more market-viable and synergistic fashion, while allowing for mixed-use and residential as a principal permitted use. Beyond the confines of the downtown, new overlay zoning was created to support transit-oriented development around the train station and improve pedestrian connectivity along the State Rte. 7 corridor in Wilton.

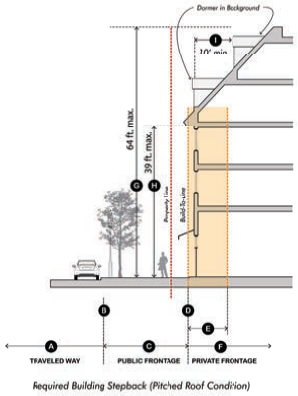












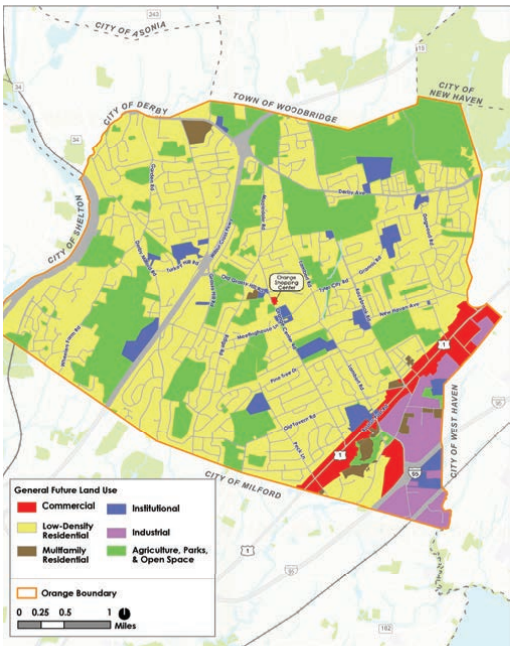
BFJ Planning

PLAN OF CONSERVATION OF DEVELOPMENT

ORANGE, CT

The Town of Orange's Plan and Zoning Commission engaged BFJ Planning to update its 2015 Plan of Conservation and Development. Through this planning process, BFJ led community outreach and conducted stakeholder interviews to help build consensus on a vision for Orange's future. The plan provides recommendations on a range of issues including land use and zoning, housing, economic development, recreation and open space, community character, community facilities and services, environmental protection and transportation. The final document includes a future land use plan that provides strategies for accomplishing plan goals and objectives over the next decade. The plan was adopted in November 2025.







BFJ Planning

BROOKFIELD POCD AND AFFORDABLE HOUSING PLAN

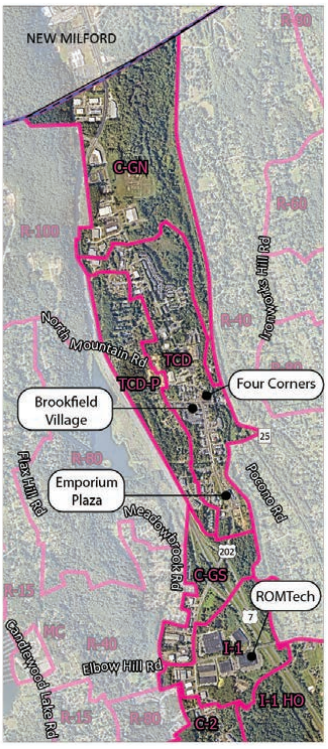
BROOKFIELD, CT

Plan of Conservation and Development

The Brookfield Planning Board unanimously adopted 2025-2035 Plan of Conservation and Development (POCD) prepared by BFJ Planning. Brookfield evolved from an agricultural town with industry focused around the Still River to a quiet suburban community with a growing commercial and mixed-use corridor along Federal Road (Route 202). The Four Corners neighborhood of Brookfield was the historic commercial heart of the town. Today, the Town is encouraging the development of a vital downtown in the Four Corners with mixed-use development, architectural integrity through design guidelines, and enhanced walkability and bike-ability through infrastructure improvements. The POCD provides a vision, goals, and recommendations to continue diversifying Brookfield's housing and commercial markets, maintain the rural charm of neighborhoods, and conserve and restore key natural resources, including Candlewood Lake.

Affordable Housing Plan

BFJ Planning worked with the Planning Commission to develop an Affordable Housing Plan required by C.G.S. 8-30j. The 2025 Plan replaced the 2022 document to align it with the 2025 POCD and built off of the public engagment and momentum of that effort. Between 2016 and 2024, Brookfield added 698 housing units, including 625 new multifamily units. Approximately 700 additional multifamily units are under construction or in the planning stages through 2028. The Affordable Housing Plan provides an analysis and approach to continue addressing the diverse housing needs of Brookfield's current and future residents.



FEDERAL ROAD NORTH



FEDERAL ROAD SOUTH

Commericial and Industrial Districts

Regional Commercial (C-1)	Town Center Perimeter Overlay (TCD-P)
Neighborhood Commercial (C-2)	Industrial (I-1)
Gateway North (C-GN)	Industrial Height Overlay (I-1 HO)
Gateway South (C-GS)	Corporate Park (CP)
Town Center District (TCD)	



NEW MULTIFAMILY HOUSING IN BROOKFIELD (PHOTO BY EVA DEITCH)



BROOKFIELD CRAFT CENTER, FORMERLY A GRIST MILL, IN THE FOUR CORNERS NEIGHBORHOOD (PHOTO BY EVA DEITCH)

BFJ Planning

NEW CANAAN PLANNING AND ZONING

NEW CANAAN, CT

Zoning Regulation Update

BFJ Planning is currently undertaking a comprehensive update of the Zoning Regulations for the Town of New Canaan. The goal of this effort is to modernize the regulations, ensure compliance with Connecticut statutes and case law, and effectively implement the recommendations of the 2024 Plan of Conservation and Development (POCD). This work is being conducted in close coordination with the Planning & Zoning Commission's Zoning Regulation Update (ZRU) Subcommittee and includes community engagement through public workshops, stakeholder interviews, and an online survey to gather input. Zoning concepts under review include consolidation of business and retail zones, streamlining of special zones, processes and criteria for site plan approval and special permits, updates to dimensional requirements and permitted uses, modernization of stormwater management, environmental, and parking standards.



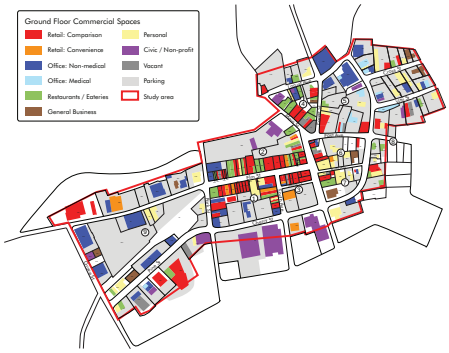
Municipal Facilities Master Plan

BFJ Planning and Perkins Eastman Architects worked with the Town of New Canaan to develop a Municipal Facilities Master Plan. The Master Plan addressed space and service needs for the Town Hall, Library and Fire Station and other buildings, as well as parking and traffic in the Town Center. The plan recommendations were determined by financial impacts, efficiency of space utilization, parking and traffic impacts, and by the public preferences expressed during the community outreach program. Recommendations included the renovation and expansion of the Town Hall, a proposal that was fully implemented following the completion of the study.



Commercial Market Study

BFJ Planning, in collaboration with Urbanomics, prepared a commercial market study of the New Canaan downtown area to evaluate the overall market feasibility of future development by assessing the existing supply of commercial uses, quantifying the demand for new uses and evaluating the potential market impacts of a range of Town initiatives. These include changes to parking capacity, recent and proposed zoning changes, the potential for increased in-town housing and possible marketing initiatives with Metro-North Railroad. Along with market trends and gaps analyses, focus groups were held with community members, and a subsequent online survey was administered. The unmet local demand by retail type identified in the analyses was examined in terms of spatial requirements and appropriateness under zoning restraints and resident preferences. The resulting recommendations included specific retail types to be pursued and an organizational structure to implement strategies to attract more shoppers to downtown New Canaan by highlighting existing strengths and through collaboration with local cultural attractions.



BFJ Planning

STAMFORD PLANNING PROJECTS

STAMFORD, CT

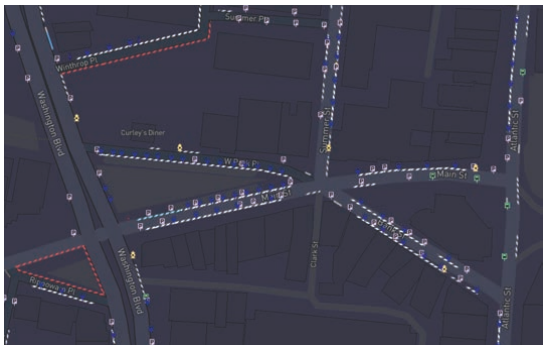
Reimagine Lathon Wider Study

Spanning 2.54 acres, the Lathon Wider community center boasts numerous facilities, positioned closely to new multifamily residences and the Stamford Transportation Center. The Reimagine Lathon Wider study aimed to transform the community center into a civic campus that is better connected into Stamford's vibrant South End neighborhood. The holistic strategy involved site examination, extensive community engagement, an architectural design competition, and a report on the historical architectural elements to be integrated into a fresh design. Stakeholder engagement was conducted in multiple languages, including English, French, Spanish, and Haitian Creole, to ensure inclusive feedback. Informed by community outreach and historical insights, an architectural competition was conducted, with the top design earning a $15,000 prize.



Stamford Parking Study

BFJ Planning led a citywide review of parking issues in response to recent development trends, expected growth, and the opportunity to provide data-driven recommendations for parking regulations and management. Through the use of an online curb management platform and data collection tool called Coord, BFJ has captured parking regulation information and curbside features to build a parking inventory for several study areas (downtown, south end, Springdale and Glenbrook Station areas). This inventory was the basis of occupancy and turnover data collection. Further contextualizing this data, BFJ reviewed the City's zoning code requirements for parking. This review resulted in extensive recommendations to "right-sizing" parking ratios, simplify the requirements and introduce incentives for more efficient parking.



The BFJ Team included Tim Haahs & Associates, who assisted with the comprehensive review of Stamford's parking system (i.e. operations, pricing, regulations, and payment equipment). This assessment helped to identify opportunities to enhance user convenience, improve parking system operations, and to reduce unnecessary expenses while optimizing operating revenue. The process included a robust public engagement program to engage representatives from all City neighborhoods to identify parking issues and needs of individual neighborhoods. The outreach included focus groups and public workshops to broaden opportunities for data collection and gain feedback on initial recommendations.



BFJ Planning

PLANNING ADVISORY SERVICES

GREENWICH, CT

Signage and Lighting Study

BFJ worked with representatives of Greenwich's Planning and Zoning Commission and Architectural Review Committee on a comprehensive update of the Town's signage and lighting regulations, which were adopted in 2023. The work includes revisions to ensure compliance with recent case law and State statutes, as well as to improve the review and approvals process and enhance enforcement. As part of the project, BFJ prepared a set of signage design guidelines to identify best practices for high-quality, contextual. signage in Greenwich.



OLD GREENWICH PUBLIC CHARRETTE

Neighborhood Plans

Over a period of several years, the Town of Greenwich, Connecticut retained BFJ Planning to create neighborhood plans for several areas within Greenwich that developed as distinct communities. For each of the three plans, the most recent of which was adopted in 2017, the process included working closely with the public to ensure that recommendations reflected the goals of the residents and the Town. For Cos Cob, substantial attention was dedicated to existing urban design conditions and the plan presented a variety of strategies to improve the character of the "Hub" and the Route 1 corridor in order to promote a more attractive and pedestrian-friendly environment. For Eastern Greenwich, key issues identified included enhancing the Old Greenwich business area, addressing issues of out-of-scale residential development, and increasing public access to the Mianus River. For the Glenville/Pemberwick area, the focus was on improving two important community assets: Glenville Green and Pemberwick Park, including establishing a stronger connection to the Byram River.



PLAN FOR GLENVILLE GREEN IMPROVEMENTS

R-6 Zoning Advisory

In 2004, BFJ assisted the Town of Greenwich planning staff in its study of the R-6 zone, which includes most of the older, well-established neighborhoods of the Town, developed historically along the post road (U.S. Route 1) and the New Haven line of the Metro-North Railroad. New construction that was out of scale or context with historic development patterns led to a re-evaluation of area and bulk standards, as well as the creation of new standards such as total impervious coverage. More recently, in 2015, BFJ undertook additional analysis on the R-6 zone to address ongoing issues of building scale and aesthetics, parking, setbacks and open space, as well as to ensure that development standards are not overly restrictive to property owners.



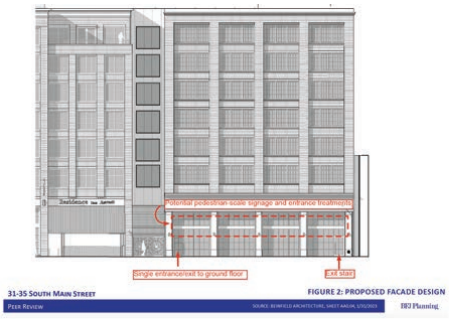
R-6 DISTRICT DEVELOPMENT

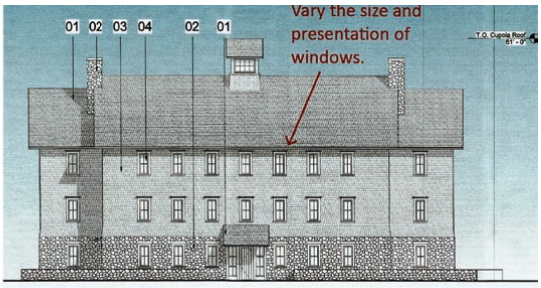
BFJ Planning

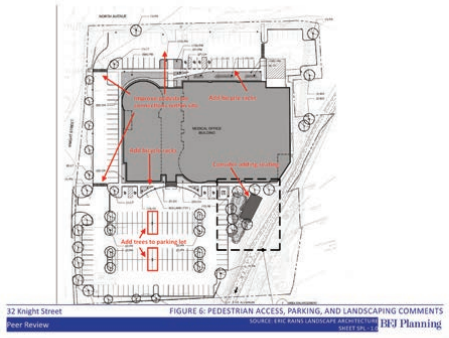
NORWALK ADVISORY SERVICES

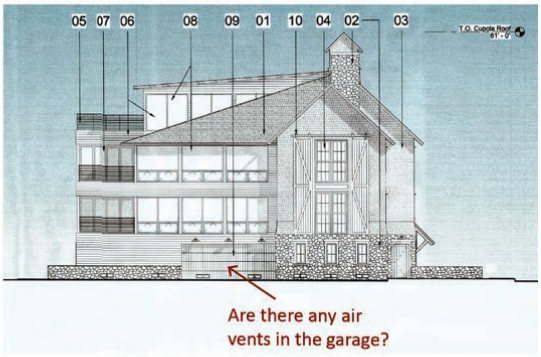
NORWALK, CT

BFJ Planning provides ongoing planning services to the Planning and Zoning Commission of the City of Norwalk. For the Planning and Zoning Commission, these services include reviews of new developments within Village Districts, which contain a number of special guidelines and requirements, including consistency with Historic Commission guidelines. The firm's studies included detailed design reviews for mixed use development for the Reed Putnam District and for a proposed theater within the Wall Street Redevelopment area. BFJ offers the City a full range of integrated services including urban design, site plan review and traffic analysis helping to ensure an expeditious and comprehensive review.

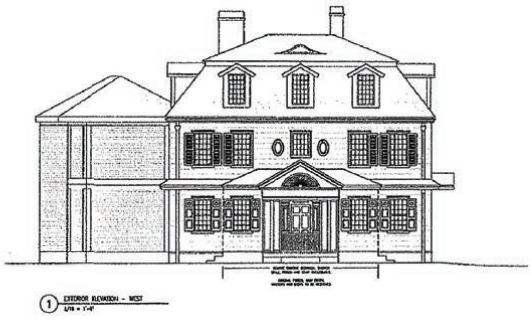










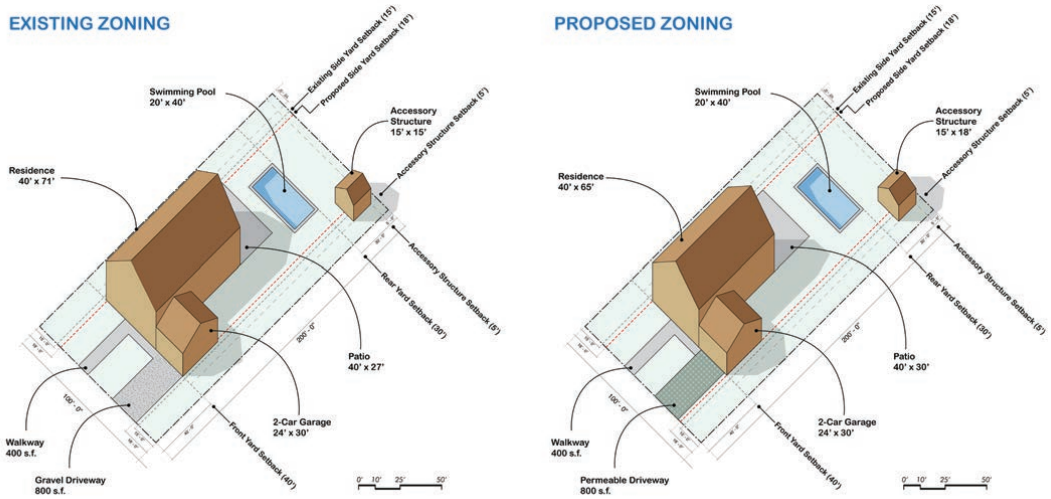


BFJ Planning

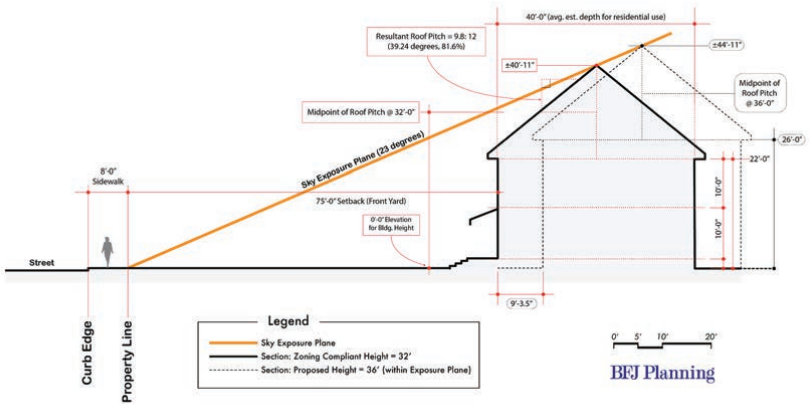
SCARSDALE ZONING RECOMMENDATIONS

SCARSDALE, NY

BFJ Planning provided zoning recommendations to the Village of Scarsdale during a temporary six-month moratorium enacted by the Board of Trustees. Recommended changes to the Zoning Code addressed adverse impacts associated with developments increasingly being built to maximum area and bulk requirements. Specifically, the study focused on environmental impacts, such as increased flooding. The final zoning recommendations included seven areas for potential changes: site plan review, open space requirements, setbacks, Floor Area Ratio (FAR), impervious surfaces, building coverage, and height requirements. All zoning recommendations were adopted in 2024.



(Fig. 1) Village of Scarsdale | Residential Sky Exposure Plane Analysis
(AA-1 Zoning District) – Level Site



BFJ Planning

PLANNING ADVISORY SERVICES

CITY OF RYE, NY

Rye is a compact city of nearly 17,000 residents, located on Long Island Sound in southern Westchester County. Prized for its beautiful neighborhoods, historical assets, excellent transportation access to the region, and small-town feel, the City is a highly desirable community for residents at all stages of life. Over the years, BFJ Planning has assisted Rye in several planning projects.

Boston Post Road (Route 1) Road Diet

BFJ Planning was hired by the City of Rye, New York to study traffic and safety conditions along the southern segment of the Boston Post Road (NY Route 1) from the Village of Mamaroneck border to Old Post Road, a 1.5 mile segment. The Boston Post Road, a major arterial connecting several villages and towns had 4 sub-standard lanes and relatively high speeds and crash rates. BFJ proposed to convert the existing four narrow lanes without shoulder to a two-lane highway with 7-foot striped median (to be landscaped in the future) and 4-foot shoulders on each side. Protected turn lanes were added at critical intersections. This plan was implemented and received with great success by the residents.



Rye Central Business District Parking Study

The City of Rye Central Business District asked BFJ to assess the existing and future parking conditions in the CBD and to propose solutions to improve existing conditions. The study included the following components 1) an inventory of all existing on-street and off-street parking spaces in the CBD area, 2) a survey of parking occupancies and turnover on a typical weekday and Saturday, 3) an estimate of future demand based on building floor area, and 4) a survey of shoppers regarding parking issues. A critical component of the study is the input of the community to develop options and strategies to improve parking conditions. The consultant held three meetings with the Rye Parking Workshop Group. Based on parking surveys and input from the community, BFJ developed a number of strategies to address the parking shortage in the CBD. These recommendations include parking management strategies to improve the efficiency of the existing parking supply, opportunities for expanding the parking supply and strategies for reducing demand for parking.



Rye Comprehensive Plan

In 2017, BFJ worked with the City in developing its first Comprehensive Plan since 1985, seeking to incorporate a vision for Rye that balance historic preservation and changing demographics, support the vitality of the central business district, enhance walking and bicycling and recreational opportunities, and address regional impacts such as flooding and housing affordability. Working with a community steering committee, BFJ created a Comprehensive Plan identity and project website, convened five topical focus groups, and conducted a public workshop to identify key concerns and priorities of the community and initial strategies to address them.



BFJ Planning

FIRM PROFILE URBANOMICS

Urbanomics is a consultancy that serves businesses and government in the areas of economics, public finance, and urban planning. Since 1984, the firm has offered public- and private-sector clients with an array of economic, housing, and demographic forecasts; economic development planning studies; market studies; tax policy analyses; and program evaluations. Urbanomics' range of services includes:

- Forecasting and modeling
- Economic and Fiscal Impact assessment
- Market and financial feasibility
- Benefit-Cost analysis
- Economic development

Urbanomics holistic approach to market analysis and economic development takes multiple quantitative and qualitative inputs into consideration. Balancing the consensus derived in the public outreach process with market and fiscal realities within locational and infrastructure contexts enables us to recommend development strategies that will work under real world conditions.

The firm's work often incorporates geospatial analysis (ArcGIS) and is supported by customized access to major real estate property databases from Moody's Analytics, business data from with Data Axle (Infogroup), and government socioeconomic and housing databases from the US Census Bureau and HUD. Urbanomics' client list includes municipalities and state agencies, private developers and community organizations, as well as non-profit organizations in the areas of planning, preservation, and advocacy throughout the nation an the world. As a highly specialized firm, projects are often undertaken jointly with a network of associated firms in the areas of economics and econometrics, urban and transportation planning, and architectural design.

Urbanomics, Inc. is recognized as a Women's Business Enterprise (WBE)and Disadvantaged Business Enterprise (DBE) with the Port Authority of New York and New Jersey, Empire State Development, and New York City Small Business Services.

Market and Financial Feasibility

Urbanomics works with governments and private developers to identify the most appropriate uses for development programs based on analyses of area real estate markets and demographics. Urbanomics can help clients define target markets, identify existing and proposed competitive properties, and establish the level and timing of development. The firm also provides fiscal analysis of projects through revenue and expenditure estimates and pro forma development.

Economic Development

Urbanomics uses its expertise in economic development to help communities assess the strengths and weaknesses of local economies, identify economic strategies that can retain and expand existing industries, and attract new ones. The firm also analyzes existing and proposed public policy initiatives to determine net benefits and assists communities in preparing federal Comprehensive Economic Development Strategies (CEDS) and Consolidated Plans.

Fiscal Analysis

Urbanomics offers a variety of fiscal analysis services to public sector clients. The firm helps agencies understand the impact of programs and policies on future budgets and cash flow through analysis and forecasting of revenues and expenditures. Urbanomics can also help communities assess the fiscal impact of new development or land use policies regarding municipal revenues and the demands for community facilities and services. The firm can help governments analyze the fiscal effects of the location decisions of major private-sector employers.

Impact Assessment

Urbanomics is well-versed in modeling the economic impacts of the construction and operations of development and likely outcomes of policy changes using the IMPLAN Pro input-output software. However, our preferred approach to cost-benefit goes beyond economic models and fiscal calculations to evaluate each alternative using metrics important to the client, the community, and other stakeholders. This methodology allows for a fuller understanding of t each alternative's positive and negative effects beyond those that can be monetized.

Forecasting and Modeling

Urbanomics has performed economic and demographic forecasting for major city and state agencies, including the New York City Department of Environmental Protection (DEP) and the New York Metropolitan Transportation Council (NYMTC). The firm's NYMTC forecasts have been cross-accepted for planning by the Region's major transportation agencies. Urbanomics takes an integrated approach, combining forecasts of industry employment linked to national models, cohort-based population projections, and a migration component that calibrates labor supply to demand.



Source: United Nations, Social Development for Sustainable Development

DOWNTOWN NEW CANAAN MARKET STUDY

New Canaan, Connecticut

CLIENT
Town of New Canaan

PROJECT LEAD
BFJ Planning

CONTACT
Sarah Carey, AICP, CZEO, Town Planner, Sr. Enforcement Officer,
T: 203-594-3043
E: sarah.carey@newcanaanct.gov

SERVICES
Market Analysis

Urbanomics, in conjunction with BFJ Planning, prepared an assessment of continuing potential for retail and other commercial uses in Downtown New Canaan, CT following the 2007-2009 recession. Along with market trends and gaps analyses, focus groups were held with community members and a subsequent online survey was administered. The unmet local demand by retail type identified in the analyses was examined in terms of spatial requirements/appropriateness under existing and proposed zoning constraints as well as in light of resident opinion. The resulting recommendations included retail types to be pursued as well as strategies for bringing more shoppers to Downtown New Canaan by highlighting existing strengths and through coordination and collaboration with local cultural attractions.



Urbanomics

GLEN COVE SMART GROWTH COMPREHENSIVE PLAN

Glen Cove, New York

CLIENT
City of Glen Cove

PROJECT LEAD
BFJ Planning

CONTACT
Ann S. Fangmann
Executive Director
City of Glen Cove
Community
Development Agency
(516) 676-1625 Ext. 102
afangmann@
glencovecda.org

SERVICES
Demographic and
Housing Analysis
Market Analysis
Cost-Benefit Analysis

Urbanomics worked with the City of Glen Cove, NY and BFJ PLanning to prepare the socioeconomic and housing sections of the City's Comprehensive Plan Update in 2023/2024. This work was primarily funded by New York Department of State and New York Department of Environmental Conservation grants

Tasks included a baseline demographic and market trends analysis as well as future demand pertaining to Downtown Improvement. The cost-benefit analyses under SEQRA included an assessment of new employment opportunities, tax revenues, and economic benefits achieved as a result of redevelopment, an evaluation of impacts of potential development on community facilities, including school district and municipal service costs on a per capita basis.

Glen Cove Redevelopment Area
Study Area Context Map



- Approx. 5 miles to LIE
- Area served by two LIRR Stations
- Approx. 0.6± miles to Downtown
- Gateway to Glen Cove

Legend
Brownfield Opportunity Area (BOA)
Municipal Boundary

Urbanomics

GREENWICH NEIGHBORHOOD PLANS

Greenwich, Connecticut

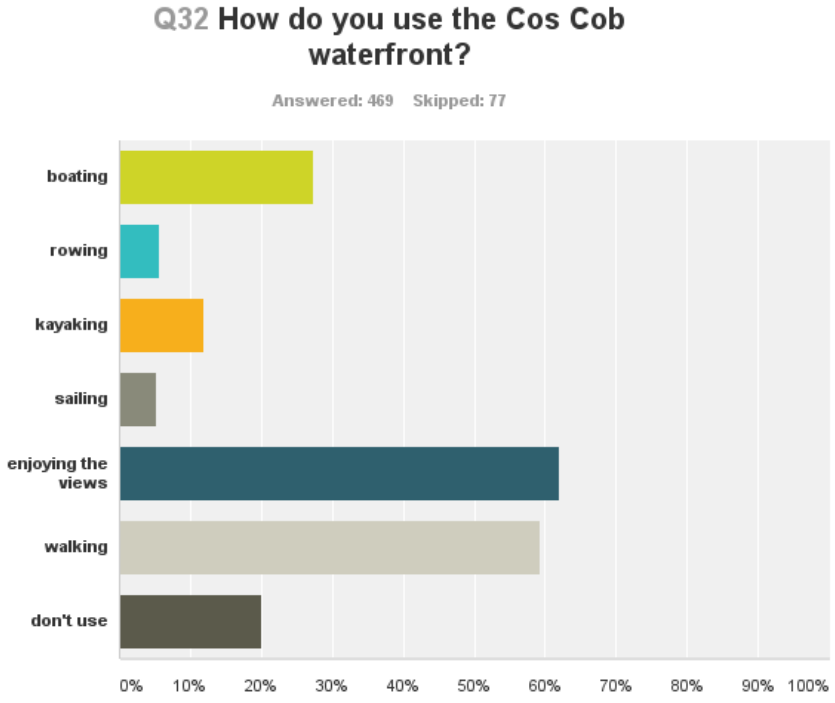
CLIENT
Town of Greenwich

PROJECT LEAD
BFJ Planning

CONTACT
Patrick LaRow,
Director of Planning
and Zoning
P: 203-622-2894
E: patrick.larow@
greenwichct.gov

SERVICES
Demographics
Housing

Urbanomics, under subcontract to BFJ Planning, has prepared analyses of business and demographic trends for three separate neighborhood plans in the Town of Greenwich from 2013 to 2016. In each neighborhood plan, Urbanomics performed an analysis of what facilities, services and housing units would draw in and retain a younger population group while continuing to serve existing elements of the population. This task also included a discussion of retail and service business trends. To inform the quantitative work, Urbanomics developed an online survey instrument for local residents and business owners as well as institutional and municipal leaders. The survey included questions developed in cooperation with Town staff and the Planning and Zoning Commission and concluded with a brief profile of respondents (role in household, age, income bracket, etc.) or business functions (type).



Urbanomics

MERIDEN ECONOMIC DEVELOPMENT

Town of Meriden, Connecticut

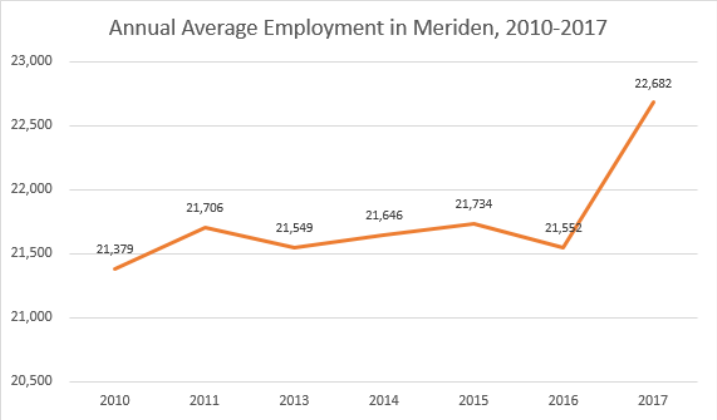
CLIENT
City of Meriden

PROJECT LEAD
BFJ Planning

CONTACT
Noah Levine,
BFJ Planning
115 Fifth Avenue,
New York, NY 10003
T: +1 646 225 6221
E: n.levine@
bfjplanning.com

SERVICES
Economic Development

In collaboration with BFJ Planning, Urbanomics prepared an economic development chapter for the Meriden Comprehensive Plan. This chapters included ainvensity of major inventory of major commerical and office uses as well as major employers and industry trends. Recent economic trends such as eomployment, commuties patterns and strategies to enhance the current tax base were also included.



Urbanomics

FIRM PROFILE TIGHE & BOND

Tighe & Bond

Founded
1911

Team Members
600+

Employee Owned
100%

Focused on the
Northeast

ENR East Ranking
#40

Services

- Building Services
- Coastal & Waterfront
- Environmental Consulting
- Landscape Architecture
- Planning
- Resiliency & Sustainability
- Site Design & Planning
- Technology & Data
- Transportation
- Water & Wastewater

Partnership with Purpose

For over a century, Tighe & Bond has been a trusted, multi-disciplinary consulting firm serving the Northeast, bringing clients' visions to life through comprehensive engineering, landscape architecture design (through Halvorson, our in-house design studio), planning, and environmental consulting services. Our commitment to innovation and outstanding service drives everything we do.

As an employee-owned firm, our staff is invested in the success of our business, in addition to the outcomes of the work we do with our clients. With a talented team of professionals, we deliver concept-to-completion expertise that addresses the diverse needs of public and private clients. Emphasizing bright ideas, resilient and sustainable strategies, and effective solutions, Tighe & Bond fosters creative, collaborative approaches to complex challenges. We continually adapt to an evolving industry, because advancement is part of who we are.





Westport Safe Streets & Roads for All Safety Action Plan

The Town secured a federal Safe Streets and Roads for All (SS4A) grant to advance its commitment to improving safety for all roadway users and engaged Tighe & Bond to develop a comprehensive Safety Action Plan. The plan was developed through data-driven safety analysis, extensive public outreach, and stakeholder engagement. A high-injury network and public input were used to identify potential countermeasure project locations where potential safety countermeasures were evaluated. A transparent scoring methodology and prioritization matrix was utilized to rank potential projects based on safety benefit, public input, cost, and implementation feasibility. Tighe & Bond developed recommendations that included engineering, enforcement, and education strategies and opportunities to enhance Town policies and procedures. The Safety Action Plan provides Westport with a prioritized roadmap of projects and strategies to improve safety. The Safety Action Plan ultimately allowed the Town to successfully secure additional SS4A planning and demonstration project funding and positions them for future implementation funding to advance recommended safety improvements for all roadway users.

CLIENT
Town of Westport

LOCATION
Westport, CT

PROJECT HIGHLIGHTS
SS4A Grant Support

Safety Engineering

Public Engagement

Transportation Planning

TIGHEBOND.COM



Fairfield Wastewater Treatment Plant Hardening

After Superstorm Sandy caused flooding at the Town's Wastewater Treatment Plant, Tighe & Bond designed resiliency improvements funded through federal disaster recovery programs. The project included construction of an earthen berm and stormwater pump station to protect the facility and nearby infrastructure from future storm surge, as well as roadway modifications to maintain flood protection and access. Tighe & Bond also managed environmental permitting, prepared funding applications to FEMA, and completed required environmental reviews. These efforts strengthened flood resilience, secured critical funding opportunities, and supported long-term protection of essential wastewater infrastructure.

CLIENT
Town of Fairfield

LOCATION
Fairfield, CT

PROJECT HIGHLIGHTS
Resiliency Design
Environmental Permitting
FEMA Funding Applications
Environmental Review
Flood Protection Engineering

TIGHEBOND.COM

3

Similar Projects and Reference

SIMILAR PROJECTS AND REFERENCE

The following section includes a list of all Connecticut municipalities for which BFJ Planning has performed similar consulting services within the past five years.

In addition to the projects listed below, BFJ has selected the following references reflecting our recent work in the region.

References

Town of New Canaan
Sarah Carey, AICP, CZEO, Town Planner, Sr. Enforcement Officer
P: 203 594 3043
E: sarah.carey@newcanaanct.gov

City of Norwalk
Bryan Baker, Principal Planner
P: 203-854-7705
E: bbaker@norwalkct.gov

Town of Greenwich
Patrick LaRow, Director of Planning and Zoning
P: 203-622-2894
E: patrick.larow@greenwichct.gov

List of Comparable Work in Connecticut Municipalities:

Town of New Canaan: Comprehensive Update of Zoning Regulations
Client: Town of New Canaan
Contact Information: Sarah Carey, AICP, CZEO, Town Planner, Sr. Enforcement Officer, 203-594-3043, sarah.carey@newcanaanct.gov
Project Description: Comprehensive update of the Zoning Regulations with the goal of modernizing regulations, ensuring compliance with Connecticut statutes (including HB 8002) and case law, and effectively implementing the recommendations of the 2024 POCD.
Project Dates: Ongoing

City of Norwalk: Advisory Services:
Client: City of Norwalk
Contact Information: Bryan Baker, Principal Planner, 203-854-7705, bbaker@norwalkct.gov
Project Description: BFJ provides ongoing advisory services to Norwalk Planning & Zoning Commission and Redevelopment Agency. These services include reviews of new developments within Village Districts, which contain several special guidelines and requirements.
Project Dates: Ongoing

Town of Granby: Granby Center Master Plan
Client: Town of Granby
Contact Information: Abigail Kenyon, Community Development Director, 860-844-5319, akenyon@granby-ct.gov
Project Description: BFJ Planning was retained by the Town of Granby to develop a Master Plan for Granby Center. The goal was to provide a framework that supports a connected, healthy, vibrant, and resilient Center for businesses, residents, and visitors. This study included analyses of Granby Center's zoning, economic and market conditions, circulation, and infrastructure.
Project Dates: 2024-2025

Town of Brookfield: POCD and Affordable Housing Plan
Client: Town of Brookfield
Contact Information: Laura Barkowski, CZEO, Land Use Director, 203-775-7316, LBarkowski@Brookfieldct.gov
Project Description: The Brookfield Planning Board unanimously adopted 2025 POCD prepared by BFJ Planning. BFJ Planning then worked with the Planning Commission to develop an Affordable Housing Plan required by C.G.S. 8-30j. The 2025 Plan replaced the 2022 document to align it with the 2025 POCD and built off the public engagement and momentum of that effort.
Project Dates: 2024-2025

Town of Orange: POCD
Client: Town of Orange
Contact Information: Jack Demirjian, Planning & Zoning/Inland Wetlands Administrator, 203-891-4746, jdemirjian@orange-ct.gov
Project Description: The Town of Orange Plan and Zoning Commission BFJ Planning to prepare its 2025 POCD. Through this planning process, BFJ led community outreach and conducted stakeholder interviews to help build consensus on a vision for Orange's future. The Plan was unanimously adopted in 2025.
Project Dates: 2024-2025

Town of Westport: Parking Study Update & Feasibility Analysis
Client: Town of Westport
Contact Information: Peter Ratkiewich, Director of Public Works, 203-341-1120, pratkiewich@westportct.gov
Project Description: In 2025, BFJ Planning completed an update to the parking element of the 2015 Downtown Westport Master Plan, including a feasibility assessment of a new parking deck in Downtown Westport. BFJ Planning analyzed parking capacity, occupancy, and trends through the review of aerial photography and on-site observations. This parking analysis informed the feasibility of parking decks at three sites in Westport's downtown area.
Project Dates: 2024-2025

City of New Haven: Hill to Downtown Planning and Technical Services
Client: Town of Newtown
Contact Information: Michael Piscitelli, Economic Development Administrator, (203) 946-2867, mpiscitelli@newhavenct.gov
Project Description: BFJ Planning provided planning and technical services to the City of New Haven in parallel with ongoing planning for redevelopment in the Hill-to-Downtown area. The scope of work for this project included analysis of existing planning projects, engagement with local stakeholders, and synthesis of recommendations for Church Street, Union Avenue, and the broader project area.
Project Dates: 2024

Town of Newtown: POCD
Client: Town of Newtown
Contact Information: Rob Sibley, Planning Director, Land Use Agency, 203-270-4351, rob.sibley@newtown-ct.gov
Project Description: BFJ Planning worked with the Town of Newtown to develop its POCD, adopted in 2024. Key goals include expanding options for senior housing, increasing opportunities for economic activity in key areas, prioritizing redevelopment of vacant urbanized sites, and reviewing measures to alleviate traffic congestion and enhance road safety.
Project Dates: 2023-2024

East Hartford: POCD and Concepts for Main Street
Client: Town of East Hartford
Contact Information: Steve Hnatuk, Deputy Director of Development, 860-291-7302, shnatuk@easthartfordct.gov
Project Description: In 2023, the Town of East Hartford retained BFJ Planning to update its 2014 POCD, which BFJ also prepared. While many of the prior goals and objectives remained relevant, the update included a master plan of

the Founders Plaza office complex along the Connecticut River, where a significant mixed-use redevelopment project is underway with an anticipated completion in 2035. The East Hartford Planning & Zoning Commission unanimously adopted the POCD.
Project Dates: 2023-2024

City of Stamford: Reimagine Lathon Wider Study
Client: Town of New Canaan
Contact Information: Lindsey Cohen, Associate Planner, 203-977-4388, LCohen@StamfordCT.gov,
Project Description: BFJ worked with the City of Stamford on the Reimagine Lathon Wider study, a project aimed at transforming the community center into a civic campus that is better connected into the South End neighborhood. Stakeholder engagement was conducted in multiple languages, including English, French, Spanish, and Haitian Creole, to ensure inclusive feedback.
Project Dates: 2023-2024

Town of Greenwich: Signage and Lighting Study
Client: Town of Greenwich
Contact: Patrick LaRow, Director of Planning and Zoning, 203-622-2894, patrick.larow@greenwichct.gov
Project Description: BFJ Planning worked with representatives of Greenwich's Planning and Zoning Commission and Architectural Review Committee on a comprehensive update of the Town's signage and lighting regulations, which were adopted in 2023. The work included revisions to ensure compliance with recent case law and State statutes, as well as to improve the review and approvals process and enhance enforcement. BFJ also prepared a set of signage design guidelines to identify best practices for high-quality, contextual signage in Greenwich.
Project Dates: 2023-2024

Town of Trumbull: POCD
Client: Town of Trumbull
Contact Information: Rob Librandi, Town Planner, 203-452-5043, rlibrandi@trumbull-ct.gov
Project Description: BFJ Planning provided assistance to the Town of Trumbull to support their efforts to update the 2014 POCD, which is being completed by Town staff. BFJ's services included community engagement activities, such as a focus group with students at Trumbull High School and an online mapping exercise hosted through Social Pinpoint.
Project Dates: 2024

City of Hartford: Hartford-Brainard Airport Property Study
Client: CT Department of Economic and Community Development (DECD)
Contact Information: Michael Freimuth, Executive Director, Capital Region Development Authority, Mfreimuth@crdact.net, 860-493-2903
Project Description: BFJ Planning directed a study to determine the highest and best use of the Hartford-Brainard Airport property. The methodology encompassed market and fiscal assessments, environmental and flood control evaluations, and airport regulatory and contractual obligations.
Project Dates: 2022-2024

Town of Wilton: Wilton Center Master Plan and Form-Based Code
Client: Town of Wilton
Contact Information: Michael Wrinn, Planning Commissioner, 203-563-0188, Michael.wrinn@wilton.org
Project Description: The Town of Wilton retained BFJ Planning to develop a downtown master plan for Wilton Center and accompanying form-based code. BFJ developed recommendations for a new pedestrian-oriented circulation network, including a riverwalk along the Norwalk River, introduced new building typologies, and form-based zoning that focuses retail in a more market-viable fashion and allows for mixed-use and residential as a principal permitted use.
Project Dates: 2021-2023

4

Team Qualifications

TEAM QUALIFICATIONS

The core BFJ team will be the day-to-day contact for the Town. The qualifications and roles of key team members are summarized below, followed by resumes detailing the relevant project experience of each staff member.

Susan Favate, Susan Favate, AICP, PP: Principal in Charge
Susan Favate will serve as Principal in Charge and oversee all consultant tasks. Ms. Favate has over 20 years of experience in land use and environmental planning for both public- and private-sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. Comparable Connecticut work includes the East Hartford, Stamford, and Bridgeport POCDs; zoning updates and three neighborhood plans for Greenwich; and transit-oriented development zoning updates for Stratford.

Suzanne Goldberg, AICP: Project Manager
Suzanne Goldberg will act as a day-to-day Project Manager for all project tasks. Ms. Goldberg is a Fairfield County native and has an extensive planning and management background. She has served as a project manager on several comprehensive plans, planning projects, and studies in the region, including the comprehensive update to the New Canaan Zoning Regulations and the Orange POCD.

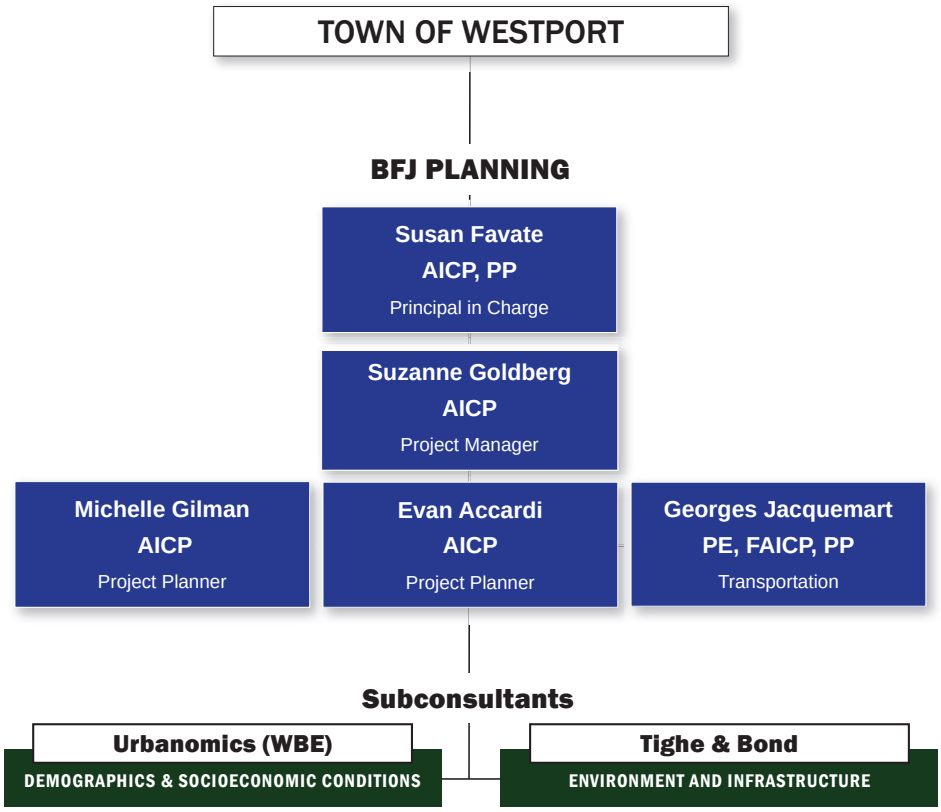
Georges Jaquemart, FAICP, PE, PP: Transportation
Georges Jacquemart is a Principal of BFJ and directs the firm's transportation work. Mr. Jacquemart has vast experience in managing and undertaking traffic impact and circulation studies as well as projects related to transit planning, parking, and bicycle and pedestrian circulation. He led the firm's recent work for the Westport Parking Study Update & Feasibility Analysis.

Evan Accardi, AICP: Project Planner
Evan Accardi, a Senior Planner at BFJ Planning, will contribute to Plan development and community engagement efforts. Mr. Accardi has experience working on several transportation and planning projects in Connecticut, including the 2025 Westport Parking Study Update & Feasibility Analysis, as well as the New Haven Hill to Downtown Plan and East Hartford 2025 POCD.

Michelle Gilman, AICP: Project Planner
Michelle Gilman is a Senior Planner at BFJ Planning with experience in comprehensive planning, zoning, and community engagement. Ms. Gilman led the firm's efforts on the Newtown 2024 POCD, which was unanimously adopted. She has also been involved with several comprehensive planning projects in Westchester County.

Subconsultants
In addition to the core team, the Planning Team includes two specialized subconsultants, each bringing valuable expertise to the project. Tighe & Bond will execute environmental assessments and infrastructure-related tasks. Urbanomics will undertake analyses of socioeconomic conditions, demographics, and housing. The team's diverse qualifications will ensure the project is executed efficiently and effectively.

Organization Chart



Susan Favate

AICP, PP | PRINCIPAL IN CHARGE



EDUCATION

Master of Urban Planning, New York University, Robert F. Wagner Graduate School of Public Service

Bachelor of Arts in Journalism and Mass Communication, University of North Carolina at Chapel Hill

MEMBERSHIPS

American Institute of Certified Planners (AICP)

New Jersey Professional Planner (PP)

American Planning Association (APA) New York Metro; New Jersey Chapter

Borough of Chatham, NJ, Planning Board

Borough of Chatham, NJ Affordable Housing Committee

AWARDS

Public Service Scholar, Robert Wagner Graduate School of Public Service, New York University

Robert F. Wagner School of Public Service: Dean Howard Newman Capstone Team Award, "Sing Sing Historic Prison Museum: Assessment of Economic Impacts and Planning Framework"

TEACHING

New York Planning Federation, Summer School sessions

Hunter College, Department of Urban Policy & Planning, Site Planning Workshop

Susan Favate has more than twenty years of experience in land use and environmental planning for both public- and private-sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. Prior to joining BFJ,Ms. Favate spent five years as a writer and editor for Dow Jones Newswires.

Select Experience

SUBASE New London Joint Land Use Study (JLUS) Implementation Project
Southeastern Connecticut Region
Led a multi-disciplinary team on behalf of the Southeastern Connecticut Council of Governments (SCCOG) to implement the 2017 Joint Land Use Study (JLUS) focused around the Submarine Base New London (SUBASE) and its neighboring Towns of Groton, Ledyard, Waterford, and Montville, and the Cities of Groton and New London.

Plan Of Conservation and Development
East Hartford, Connecticut
Update to the Town's 2014 Plan of Conservation and Development (also prepared by BFJ), with an emphasis on revitalization of the Founders Plaza waterfront area. Other issues included housing opportunities, economic development, and community facilities upgrades. During the POCD process, BFJ also assisted the Town with conceptual planning for streetscape and infrastructure improvements along the Main Street corridor, as part of a significant grant application to the state.

Transit-Oriented Development Zoning Regulations
Stratford, Connecticut
Hired by the Greater Bridgeport Regional Council to create transit-oriented zoning and accompanying design guidelines for downtown Stratford, Connecticut. The project modified the town's existing zoning around the train station and putting in place transit-oriented principles, design guidelines, and parking regulations to create a more attractive and walkable downtown environment. The ordinance uses a TOD overlay zone and development incentives to facilitate high-quality development, and includes extensive graphics to illustrate design guidelines.

Master Plan Update
Stamford, Connecticut
Comprehensive update of the 2002 Plan to respond to the significant level of development activity and demographic changes of the last decade and to expand and refine policies, particularly as applied to the Downtown, the Stamford Transportation Center, and adjoining neighborhoods.

BFJ Planning

Neighborhood Plans
Greenwich, Connecticut
Preparation of three neighborhood plans (Cos Cob, Eastern Greenwich - Old Greenwich, Riverside, and North Mianus - and Glenville/Pemberwick). For each plan, BFJ worked closely with the local community to develop recommendations on zoning, transportation, and public realm improvements.

R-6 Zoning Study
Greenwich, Connecticut
Analysis of the Town's two-family district to address ongoing issues of building scale and aesthetics, parking, setbacks, and open space. Zoning revisions aimed to address these concerns while ensuring that standards are not overly restrictive to property owners.

Land Use Policies Update
Bridgeport, Connecticut
Update to the Master Plan to guide the City in forging a new identity through revitalization. This project incorporated a Comprehensive Economic Development Strategy, downtown plan, stormwater management studies, neighborhood profiles, and substantial public outreach. The documents provided a road map for redevelopment and set the stage for future planning efforts, including a city-wide rezoning.

Market Demand Study
New Canaan, Connecticut
Downtown market study to evaluate the feasibility of future development by assessing the existing supply of commercial uses, quantifying the demand for new uses and evaluating potential market impacts.

Connecticut Affordable Housing Market Study
Statewide, Connecticut
Preparation of a study to determine the need for affordable housing throughout Connecticut, on behalf of the Connecticut Housing Finance Authority (CHFA). The data-rich study quantified the current inventory and demand for both ownership and rental affordable housing, and the "gap" of unmet need within CHFA's market for both types of housing. The study also identified the populations (elderly, families, individuals) who would most benefit from CHFA's programs.

Master Plan Re-Examination and Land Use Element
Hoboken, New Jersey
Preparation of an update to the City's 2010 Master Plan Re-Examination to incorporate a comprehensive vision for orderly and sustainable growth while preserving community character. Preparation of a new Land Use Element of the Master Plan to identify appropriate uses and density throughout the City and set the stage for a significant update to the zoning map and regulations.

Planning Advisory Services
Pleasantville, New York
As a follow-up to the Master Plan work, prepared zoning revisions focused on the downtown area. The revisions provided greater flexibility in developing multifamily housing in the Central Business District, including a package of zoning incentives to facilitate mixed-use, transit-oriented development, as well as changes to required parking. Additional planning work includes site plan reviews, a site development feasibility study, and water demand analysis.

Planning Advisory Services
Township of Parsippany-Troy Hills, New Jersey
Ongoing work includes reviews of Planning Board applications and other administrative zoning permit applications, preparation of zoning revisions, and assistance on affordable housing planning. Work on ordinance revisions has included regulation of short-term rentals, temporary storage units, outdoor dining, signage, business districts, and cannabis businesses.

Suzanne Goldberg

AICP | PROJECT MANAGER



EDUCATION

Master of Science in City and Regional Planning, Pratt Institute, Graduate Center for Planning and the Environment

Bachelor of Arts in Sociology, Kenyon College

International Honors Program (IHP), School for International Training, Buenos Aires, Argentina, Hanoi, Vietnam, Cape Town, South Africa

MEMBERSHIP

American Planning Association
Member, New York Metro Chapter
Member, Connecticut Chapter

American Institute for Certified Planners (AICP)

Suzanne Goldberg brings experience in zoning analysis, stakeholder engagement, mapping, project management, and graphic design. With a passion for supporting inclusive and effective community engagement, she has experience in partnership building and stakeholder collaboration within a variety of planning projects. She has also contributed to multiple zoning initiatives throughout the region, including code updates and zoning studies.

Select Experience

Zoning Regulations Comprehensive Update
New Canaan, CT
Project Manager for the update to the Zoning Regulations for the Town of New Canaan. The goal of this effort is to modernize the regulations, ensure compliance with CT law, and implement Plan of Conservation & Development (POCD) recommendations. This is being conducted in close coordination with the Planning & Zoning Commission's Zoning Regulation Update Subcommittee.

Norwalk Design Review
Norwalk, CT
Reviewed multiple applications received by the City of Norwalk based on their compliance with regulations and design guidelines outlined in the City's Zoning Code and Redevelopment Plans. Applications include a 204-unit mixed-use development and a hotel.

NYSERDA Clean Energy and Resilient Zoning Regulatory Review
New York State
Evaluating how local zoning policies across New York support or hinder the State's Climate Action Plan through stakeholder interviews, research on State initiatives, and a comprehensive review of zoning codes across NYS.

Plan of Conservation & Development
Orange, CT
Project Manager for the Town of Orange POCD adopted in November 2025. The POCD process included a variety of engagement opportunities, resulting in the development of a guiding document for land use regulations and capital improvements over the next 10 years.

Hartford-Brainard Airport Property Study
Hartford, CT
Worked with the CT Department of Economic and Community Development to assess the benefits and opportunity costs to the City of Hartford and the State of Connecticut of the current and alternative uses of the Hartford-Brainard property.

BFJ Planning

Granby Center Town Study
Granby, CT
Project Manager for the Granby Center Town Study. This effort involved collaborating with an Advisory Committee, Town staff, and property owners to develop zoning and design recommendations for improving the Town Center.The goal of this plan was to provide a framework that supports a thriving environment for businesses, residents, and visitors alike.

South End Civic Campus Design Competition Study
Stamford, CT
Developed a plan for a "Civic Campus" at the site of the Lathon Wider Community Center in Stamford's South End neighborhood. Key components of the study included site analysis, community outreach, and the launch of an architectural competition.

Scarsdale Zoning Study & Recommendations
Scarsdale, NY
Collaborated with the Village Board of Trustees and Village staff to identify and implement amendments to the Zoning Code during the Village's temporary development moratorium. Zoning recommendations incorporated public feedback to address concerns regarding increased redevelopment of single family lots and subsequent environmental impacts, such as flooding. All zoning amendments were adopted in 2024.

NY Forward Program
Long Beach, NY | Lindenhurst, NY | North Bellport, NY | Farmingdale, NY
Building on the success of the Downtown Revitalization Initiative, New York State awarded communities with $4.5 million dollars to spur economic development. Collaboration with local stakeholders resulted in Strategic Investment Plans that address a range of topics such as, mobility improvements, business expansion, and urban design initiatives.

Great Neck Estates Design Review
Great Neck, NY
Reviewed an application received by the Village of Great Neck Estates for a 70-unit multifamily building in the Village's downtown. The design review examined the proposal's compliance with the Village's Business Incentive Overlay District, as well as potential site improvements.

Nyack Design Review
Nyack, NY
Reviewed an application received by the Village of Nyack for the redevelopment of an existing gas station into a mixed-use building with commercial and residential components. Assessed the proposal for compliance with zoning regulations and its alignment with the surrounding design context and public realm.

Centre Island Zoning Study and Recommendations
Centre Island, NY
Worked with the Board of Trustees and Village staff during the Village's temporary development moratorium to develop recommended zoning changes. Recommendations addressed environmental concerns associated with increased development on the island.

Briarcliff Manor Request for Expressions of Interest (RFEI)
Briarcliff Manor, NY
Summarized and presented RFEIs submitted to the Village for the development of a mixed-use building with municipal services on a Village-owned parcel.

Comprehensive Plan
White Plains, NY
Created a visual layout and graphics for the oneWP Comprehensive Plan. Tasks included coordinating content, designing infographics, and visually representing data.

Michelle Gilman

AICP | PROJECT PLANNER



EDUCATION

Master of Urban Planning,
New York University, Robert F. Wagner Graduate School of Public Service

Bachelor of Arts,
Leadership & Public Policy and History
University of Virginia

Project Management Certificate,
eCornell, Cornell University

MEMBERSHIP

American Planning Association, New York Metro Chapter (AICP)

CONTACT

115 Fifth Avenue
New York, New York 10003

T: (212) 353 - 7207
E: m.gilman@bfjplanning.com

Michelle Gilman brings a diverse background in planning, project management, and sales. She has experience in comprehensive planning, research, data analysis, project management, and graphic representation. Ms. Gilman spent five years in technology sales before transitioning to a career in urban planning. Prior to joining BFJ, Ms. Gilman worked for a small economic development consulting firm, as well as the New York City Department of Transportation and the New York University Rudin Center for Transportation Policy and Management.

Select Experience

Newtown Plan of Conservation and Development
Town of Newtown, Connecticut
Ms. Gilman's work on the Plan of Conservation and Development included facilitating stakeholder interviews, coordinating public workshops, GIS analysis, and graphic design. Ms. Gilman was the primary author of the land use and zoning, transportation, natural resources, community facilities, economic development, parks and recreation, and historic and cultural resources chapters.

SIEDC Environmental Justice Grant Air Quality and HVAC Services Training and Outreach Program
Staten Island, New York
Ms. Gilman is serving as the graphic design lead for the SIEDC Community Environmental Education and Clean Energy Workforce Development Program. Responsibilities include preparing graphic layouts for project documents, including the creation of maps, tables, and infographics.

Southern Boulevard Brownfield Opportunity Area Study
Bronx, New York
Engaged with Youth Ministries for Peace and Justice, BFJ Planning is working as a sub-consultant on the Southern Boulevard Brownfield Opportunity Area Study. Ms. Gilman is supporting BFJ's work on developing the transportation element of the study. Ms. Gilman prepared a memo on existing conditions, detailing current road conditions, safety hazards, pedestrian and bicycle facilities, micromobility services, and public transportation infrastructure in the study area.

Briarcliff Manor Comprehensive Plan Update
Village of Briarcliff Manor, New York
As Project Manager, Ms. Gilman works closely with the Principal in Charge, Village staff, and the Comprehensive Plan Working Group throughout the entire planning process. Ms. Gilman's responsibilities include preparing outreach materials, including a Village-wide survey, facilitating

stakeholder interviews, report drafting, mapping, and graphic design.

Rockland County Comprehensive Plan Update
Rockland County, New York
Ms. Gilman's work on the Rockland County Comprehensive Plan includes community engagement, report drafting, and conducting the county-wide build-out analysis.

Bedford Comprehensive Plan Update
Town of Bedford, New York
Ms. Gilman is the Project Planner for the Town of Bedford's first Comprehensive Plan update since 2003. The plan addresses a range of critical planning issues, including resiliency, housing, economic development, and mobility. Ms. Gilman is leading the preparation of public workshop and promotional materials, creating plan graphics, and contributing to report drafting. Ms. Gilman is also assisting in the preparation of associated SEQR documents.

140 E. Prospect
Mount Vernon, New York
Worked with the City of Mount Vernon and a private developer on the creation of a new transit-oriented development district in Mount Vernon, which was adopted in 2025. Ms. Gilman also helped prepare the Full Environmental Assessment Form Part 1.

Glen Cove Smart Growth Comprehensive Plan with Sustainability Elements
Glen Cove, New York
Ms. Gilman served as Project Planner for this Comprehensive Plan, which was partially funded by NYSDOS and NYSDEC to advance principles of sustainability and smart growth. The Plan addresses critical issues including climate resiliency, affordable housing, and downtown revitalization. Ms. Gilman contributed substantially to the preparation of the SEQR Generic Enviornmental Impact Statement.

Middletown Master Plan Update
Township of Middletown, New Jersey
Ms. Gilman is serving as the Project Planner for the Township's Master Plan update. Since the Township's last Master Plan in 2004, Middletown has identified the need to update its planning policies and land use goals to more effectively respond to issues facing the Township and to reflect the community's long-term vision for the future.

Key topic areas in the Master Plan update include climate resiliency, environmental preservation, affordable housing, and commercial revitalization. Ms. Gilman has supported the Master Plan update through community engagement, mapping, graphic design, and report drafting.

Staten Island Northshore Brownfield Opportunity Area Nomination and Application for Designation
Staten Island, New York
Engaged with the Staten Island Economic Development Corporation, BFJ is a sub-consultant with primary responsibilities in the preparation of mapping, drafting of the Final Nomination, and assisting in other planning and analysis services. Ms. Gilman designed the graphic layout for the Northshore Brownfield Opportunity Area of Staten Island Nomination Study Report.

Evan Accardi

AICP | PROJECT PLANNER



EDUCATION

Master of Science in Urban and Community Planning, Pratt Institute, Graduate Center for Planning and the Environment

Bachelor of Arts in Anthropology and Global Public Health, New York University

ASSOCIATIONS

New York Metro Chapter American Planning Association (APA)

American Institute of Certified Planners (AICP)

Evan Accardi is a senior planner on the BFJ team with several years of experience in project management and community engagement. Evan has worked on a diverse set of planning projects focusing on public housing, transportation, parking, zoning, and comprehensive planning. Prior to joining BFJ, Evan worked for Metropolitan Urban Design Workshop (MUDW), in addition to years of experience in the public health and clinical research industries.

Select Experience

New Haven Hill-to-Downtown
New Haven, Connecticut
Evan worked with the BFJ team providing planning and technical services to the City of New Haven as they move forward with projects fulfilling the goals of the 2013 New Haven Hill-to-Downtown Community Plan. Tasks included review of related planning projects, analysis of existing conditions, mapping, and the development of recommendations for Church Street.

East Hartford POCD
East Hartford, Connecticut
BFJ is currently working to update the East Hartford Plan of Conservation and Development from the previous edition in 2014. Evan assisted with research and writing related to natural resources, environmental sustainability, community facilities, and infrastructure.

Mount Kisco Preston Way Bridge Traffic Study
Mount Kisco, NY
Evan worked on a team that projected traffic impacts related to a planned bridge closure in Mt. Kisco, NY. Tasks included review and analysis of primary traffic data, origin-destination analysis, and mapping of existing and future conditions at impacted intersections.

Village of Haverstraw Parking and Mobility Study
Village of Haverstraw, New York
Evan worked with the BFJ team to analyze existing conditions and develop recommendations related parking management, pedestrian, and bicycle improvements for Downtown Haverstraw, New York. Recommendations were based on the completion of on-site parking surveys, review of DOT crash data, stakeholder and public engagement, and implementation of urban street design best practices.

Westport Parking Study
Westport, Connecticut
Worked with the BFJ team to develop parking management recommendations for Downtown Westport, Connecticut based on detailed analysis of parking occupancy data from aerial photography and on-site observations. This analysis included calculation

and mapping of parking occupancies and identification of underutilized parking areas.

JCC of Mid-Westchester Parking Study
Scarsdale, New York
In 2022, Evan worked with the BFJ team to complete a parking inventory and occupancy study at the JCC of Mid-Westchester. In 2025, Evan was a part of the team that conducted a follow-up survey at the same site. Both phases of the project entailed generation of quantitative parking data as well as qualitative descriptions of parking behavior. During the second phase of the study, Evan participated in the analysis of parking data generated during both survey periods.

Mount Kisco Morger Parking Lot Study
Mount Kisco, New York
Evan developed parking survey materials and managed a team in support of BFJ's effort to update their previous parking analysis in Downtown Mount Kisco. The findings of the parking survey will help to inform future transit-oriented development within the study area.

NYC Housing Authority Resident General Satisfaction & Post-Construction Surveys
New York, New York
Conducting community outreach to better understand resident opinions related to NYCHA's Permanent Affordability Commitment Together (PACT) program. This project entails support for survey rollout, data synthesis and analysis, and production of detailed reports for each of NYCHA's PACT developments on a rolling basis. Evan is assisting with tenant association engagement, survey data collection, analysis and visualization.

Lehigh University Master Plan - Transportation Element
Bethlehem, Pennsylvania
As a part of the transportation planning team, Evan worked to develop recommendations for Lehigh University's shuttle system, providing technical support such as mapping and ridership analysis. Recommendations will target a more pedestrian friendly campus and a more efficient parking system.

Congregation Netivot Shalom Traffic Study
Teaneck, New Jersey
Evan worked with the BFJ team to develop traffic volume graphics and conduct parking analysis for a future expansion of Congregation Netivot Shalom in Teaneck, NJ.

North Bellport NY Forward
North Bellport, New York
Evan is working with the BFJ team to provide planning services to the North Bellport Local Planning Committee (LPC) as they proceed through the New York Forward process, including community engagement, LPC guidance, and review of existing conditions.

Rockland Riverway Trail Feasibility Study
Rockland County, New York
Surveyed bicyclists and pedestrians about their use of existing bike paths in Rockland County and helped to facilitate community engagement related to potential layouts of the future Riverway Trail.

Georges Jacquemart

PE, FAICP, PP | PRINCIPAL I TRANSPORTATION



Georges Jacquemart is a founding principal of BFJ Planning and directs the firm's transportation work. He has extensive experience in managing and undertaking large-scale transportation plans, traffic circulation studies, as well as projects related to transit investments, parking, and bicycle and pedestrian circulation. He worked on assignments for a broad range of clients in North and South America, Europe, Asia and Africa. Prior to becoming a principal of BFJ Mr. Jacquemart was Associate Vice President and Regional Manager of Alan M. Voorhees & Associates. In 1997, Mr. Jacquemart was selected by the Transportation Research Board, National Research Council to write a Synthesis on Modern Roundabouts. He is a co-author of "Roundabouts: An Informational Guide" published in 2000 by the Federal Highway Administration.

EDUCATION

Master of Science, Urban Planning, Stanford University

Post-Graduate Coursework, Systems Analysis, Federal Polytechnic School of Lausanne, Switzerland

Civil Engineering Diploma, Transportation, Federal Polytechnic School of Lausanne, Switzerland

PROFESSIONAL LICENSES

Fellow of the American Institute of Certified Planners (FAICP)

New Jersey Professional Planner (PP)

Professional Engineer: California, New Jersey, New York

TEACHING

New York University Robert F. Wagner Graduate School of Public Service, Adjunct Professor of Transportation Planning (2002-2008)
Pratt Institute, Adjunct Professor of Transportation Planning (1986-2017)

Select Experience

Westport Parking Study
Westport, Connecticut
Lead the BFJ team to develop parking management recommendations for Downtown Westport, Connecticut based on detailed analysis of parking occupancy data from aerial photography and on-site observations. This analysis included calculation and mapping of parking occupancies and identification of underutilized parking areas.

Stamford Parking Study
Stamford, Connecticut
Led study focusing on updating the City's parking regulations and managing the municipal parking assets. Incentive zoning regulations were recommended to enhance parking efficiencies and parking ratios were adjusted to reflect actual parking demand. Extensive parking occupancy counts were undertaken to justify the recommended parking ratios.

Wilton Center Circulation Plan
Wilton, Connecticut
Recommended pedestrian and vehicle circulation improvements, streetscape enhancements, shared parking strategies, and zoning code changes for an existing retail center.

Transportation Plan
New Canaan, Connecticut
Managed comprehensive traffic study addressing through-traffic issues with traffic calming strategies and pedestrian enhancements.

Bridge Feasibility Study
New Milford, Connecticut
Managed the feasibility study for a potential new bridge. The study's examination of existing traffic flow led to predictions of more traffic congestion and included recommendations for alternative traffic improvements

BFJ Planning

PUBLICATIONS

"NCHRP Synthesis 264: Modern Roundabout Practice in the United States" National Cooperative Highway Research Program, Transportation Research Board, National Research Council, Washington, 1998.

"Roundabouts: An Informational Guide" (co-author) published by the Federal Highway Administration, 2000.

"Toolbox on Intersection Safety and Design", published by Federal Highway Administration and Institute of Transportation Engineers (September 2004), author of Chapter 8: Designing and Operating Safer Roundabouts.

"Alternative Approaches to Estimating Internal Traffic Capture of Mixed-Use Projects", ITE Journal, November 2011, Institute of Transportation Engineers

"Determining the Ideal Location for Pedestrian Crossings at Signalized Intersections", ITE Journal, September 2012, Institute of Transportation Engineers

"Shared Parking: Effective and Simple," ITE Journal, April 2018, Institute of Transportation Engineers

Hartford Comprehensive Parking Study
Hartford, Connecticut
Working with the City of Hartford and THA consulting to examine parking issues and opportunities citywide with focus on downtown neighborhood and commercial corridors. The study included a robust public engagement program and helped identify where parking is needed.

Bridgeport Casino Traffic Impact Study
Bridgeport, Connecticut
Studied the traffic impacts projected for the proposed casino. The study showed that current traffic congestion would be extended over substantially longer time periods.

Oriented Development
Branford, Connecticut
Managed the circulation and parking element of this study proposing the long term transformation of the outdated industrial and commercial legacy uses in the study area, particularly near the AMTRAK rail line.

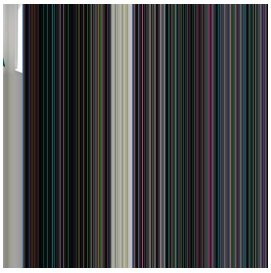
Stamford Retail/Industrial Rezoning Traffic Analysis
Stamford, Connecticut
Comprehensive traffic impact analysis to assist the City in their evaluation of potential rezoning strategies for about 65 acres of land west of downtown.

Union Carbide Headquarters Site Traffic Study
Danbury, Connecticut
Evaluated traffic impacts of different development scenarios for the 611-acre headquarters site.

led to the upgrading of the railroad connecting the two port cities.

Hudson Highlands Fjord Trail Study
Cold Spring, Beacon, New York
Was selected to work with the local Visitation Data Committee to review visitor projections for this major trail investment connecting the Village of Cold Spring to the City of Beacon and mitigate overcrowding conditions expected by Cold Spring residents.

University At Buffalo Transportation Plan
Buffalo, New York
Managed this transportation plan as part of the "UB 2020" Master Plan. The plan included traffic, parking, transit, and bicycle elements. Developed a TDM program for the three campuses.



TINA LUND AICP

PRINCIPAL

EDUCATION
Bachelor of Arts, French Literature, Grinnell College

MEMBERSHIPS
Tina Lund is a registered with the American Institute of Certified Planners. She was past Vice President of Professional Development for the American Planning Association NY Metro Chapter.

TEACHING
Pratt Institute Programs for Sustainable Planning and Development (PSPD), Visiting Assistant Professor of Applied Demography

New York University Robert F. Wagner School of Public Service, Guest Lecturer in Planning Methods

Tina Lund has more than 25 years experience with comprehensive development strategies, market analyses, economic and fiscal impact studies, and demographic forecasting. Having worked with municipalities, agencies, and the private sector, she has a holistic knowledge of the economic aspects of planning.

RELEVANT EXPERIENCE

Scarsdale Freightway TOD Redevelopment Study
Scarsdale, New York
Urbanomics conducted demographic analysis, fiscal impact evaluation, and market assessments examining tax revenues, service demands, and school enrollment across multiple redevelopment scenarios. Phase Two included financial pro forma reviews of development alternatives from seven RFEI responses, creating a data-driven framework for developer selection balancing market viability with community priorities.

Imperial Schrade Site Market Analysis
Ellenville, New York
Market analysis of potential commercial uses for the redevelopment of the former Imperial Schrade industrial site in Ellenville, NY. Evaluated potential market demand, feasibility, and fiscal impacts of several proposed alternative uses (logistics center, film studio, green industry manufacturing plant, entertainment venue, and accommodations support facility).

New Canaan Downtown Market Study
New Canaan, Connecticut
Prepared an online survey of shopper preferences and attended focus groups as a part of a larger commercial needs assessment. Presented results of market trends and gaps analysis, public outreach and final recommendations at public hearings.

Greenwich, CT Neighborhood Plans
Greenwich, Connecticut
Urbanomics collaborated on three neighborhood plans in the Town of Greenwich through in-depth analyses of business and demographic trends. Beyond assessing existing conditions, planning focused on identifying an appropriate mix of facilities, services, and housing needed to attract and retain younger residents while continuing to meet the needs of existing community members.

Gardens at Harriman Station TOD Market Analysis
Harriman, New York
Prepared economic impact analysis and market analysis update for a proposed TOD project containing 1,500 residential units and 250,000 SF of commercial space in Harriman, NY. Findings from the analyses were used in the DEIS.

Westchester Pavilion DEIS
White Plains, New York
Prepared socioeconomic and open space chapters under SEQRA, including existing, no action and with action scenarios for a multi-building mixed-use site in downtown White Plains.

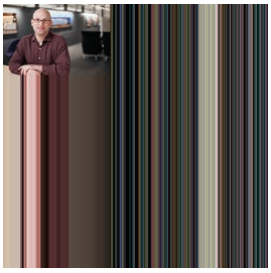
East Farmingdale TOD
East Farmingdale, Connecticut
Principal in charge of a subcontract to prepare the non-retail commercial and housing market analyses for the East Farmingdale TOD as part of a larger urban design study. Recommendations for supportable units and floorspace were based upon market demand in Long Island's highest performing corridor was constrained by Federal Aviation and brownfields restrictions. Prepared metrices to evaluate future build-out performance taking into consideration sustainable development factors related to equity, environment and economy.

Long Beach Comprehensive Plan and LWRP
Long Beach, New York
Performed market analysis and cost/benefit assessment of multiple proposals for 8 development sites as part of larger LWRP and Comprehensive Plan Update for the City of Long Beach, NY. Potential uses for the hurricane-devastated barrier island city include housing, mixed use development, industrial/innovation centers, TOD, and expanded marina and retail opportunities. All of the proposals were evaluated in terms of jobs created, residents served, housing need met, fiscal benefits to the City.

Wilton Center Neighborhood Plan
Wilton, Connecticut
Analyzed Wilton Center's market to support development strategies, examining residential demographics, retail gaps, commercial real estate conditions, and development feasibility. The overview assessed consumer needs, vacancy rates, housing opportunities, and challenges facing property owners to characterize the commercial core's market health.

East Midtown Rezoning Revisions CEQR Analysis
New York, New York
Prepared the socioeconomic analysis of the East Midtown Rezoning revisions for New York City DCP. The work included extensive analysis of direct and indirect displacement of businesses as well as the impacts of a special permit requirement for hotel use on the accommodations industry.

Broad Street Site Feasibility Study
Port Chester, New York
Prepared a HUD 223(F) loan program-compliant market analysis as well as economic and fiscal impact analyses for a 1-acre property located adjacent to the Port Chester Metro-North station. Market Demand was informed by household forecasts prepared by Urbanomics for the NYMTC 2055 model. School child impacts were drawn from a customized tool Urbanomics previously prepared for the Port Chester IDA.



PETER FURST AICP

SENIOR ASSOCIATE

EDUCATION
Master of Science in City and Regional Planning, Pratt Institute

Bachelor of Science in History, Lewis and Clark College

REGISTRATION
American Institute of Certified Planners

MEMBERSHIPS
American Planning Association Northern New England Chapter.

Peter Furst is an urban planning and economics consultant specializing in integrating large datasets with geospatial analysis to solve complex problems for government, non-profit institutions, and the private sector. He has a broad range of experience in socioeconomic forecasting, cost-benefit studies, and market analysis to inform decision-making in government, transportation, real estate, education, environmental protection, and industry-specific matters from health care to construction and the entertainment sector.

RELEVANT EXPERIENCE

Scarsdale Freightway TOD Redevelopment Study
Scarsdale, New York
Urbanomics conducted demographic analysis, fiscal impact evaluation, and market assessments examining tax revenues, service demands, and school enrollment across multiple redevelopment scenarios. Phase Two included financial pro forma reviews of development alternatives from seven RFEI responses, creating a data-driven framework for developer selection balancing market viability with community priorities.

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Market analysis of potential commercial uses for the redevelopment of the former Imperial Schrade industrial site in Ellenville, NY. Evaluated potential market demand, feasibility, and fiscal impacts of several proposed alternative uses (logistics center, film studio, green industry manufacturing plant, entertainment venue, and accommodations support facility).

New Canaan Downtown Market Study
New Canaan, Connecticut
Prepared an online survey of shopper preferences and attended focus groups as a part of a larger commercial needs assessment. Presented results of market trends and gaps analysis, public outreach and final recommendations at public hearings.

Urbanomics

Greenwich, CT Neighborhood Plans
Greenwich, Connecticut
Urbanomics collaborated on three neighborhood plans in the Town of Greenwich through in-depth analyses of business and demographic trends. Beyond assessing existing conditions, planning focused on identifying an appropriate mix of facilities, services, and housing needed to attract and retain younger residents while continuing to meet the needs of existing community members.

Wilton Center Neighborhood Plan
Wilton, Connecticut
Analyzed Wilton Center's market to support development strategies, examining residential demographics, retail gaps, commercial real estate conditions, and development feasibility. The overview assessed consumer needs, vacancy rates, housing opportunities, and challenges facing property owners to characterize the commercial core's market health.

Gardens at Harriman Station TOD Market Analysis
Harriman, New York
Assisted with the preparation of a market analysis and economic impact for use in an EIS for a proposed TOD project containing 1,500 residential units and 250,000 SF commercial space. Prepared the project's ESD Regional Council Capital Fund application. Prepared draft fiscal impacts and community facilities chapters for revised DEIS.

New Milford Market Analysis
New Milford, Connecticut
On behalf of UB Litchfield, owner of the New Milford Plaza, assisted with the preparation of a market impact study to assess the impacts on the local commercial market in terms of rents and vacancy rates related to the proposed rezoning of the Docktor Brothers 39 acre restricted industrial site to allow retail uses.

Riverside Revitalization BOA
Southampton, New York
Performed housing and commercial market analysis and fiscal and economic impacts assessment to meet BOA and SEQRA requirements for the proposed redevelopment of the Riverside BOA in the Town of Southampton, to include 2,267 housing units and more than 500,000 sf of cultural, recreation, and commercial space.

Riverfront 47 Best Uses Study
Pittsburgh, Pennsylvania
Prepared a market analysis for current and future year conditions and highest/best uses for a 60 acre waterfront property in the Pittsburgh metro area. Prepared analysis of economic and fiscal impacts for 3 development phases and 9 different land uses.

Glen Cove BOA & Cost-Benefit Analysis
Glen Cove, New York
Prepared the housing market assessment and modeled the development feasibility of a variety of housing and mixed-use TOD and neighborhood redevelopment options as part of the Phase II Brownfield Opportunity Area program. Modeling included pro forma development mock ups to test return on development potential for various rezoning options as well as fiscal cost-benefit analyses.

Mount Vernon Canal Village BOA
Mount Vernon, New York
Prepared an economic analysis of the Canal Village Brownfield Opportunity area in Mount Vernon, New York.



Wayne Bates, PhD, PE, ENV SP

VICE PRESIDENT/DIRECTOR OF CLIMATE RESILIENCY & SUSTAINABILITY

Wayne is a Vice President with over 35 years of experience providing civil and environmental engineering services to public and private clients and is a thought leader specializing in the areas of sustainable infrastructure and circular economy. Dr. Bates is an Envision Sustainability Professional and serves as the Director of Climate Resiliency and Sustainability for Tighe & Bond. He is an adjunct professor at Worcester Polytechnic Institute and UMass Dartmouth, teaching courses in sustainable infrastructure and sustainable product design. He is the former Sustainability Committee Chairperson for the New England Water Environment Association and the traveling mentor for the UMass Amherst Engineers Without Borders Student Chapter Ghana team. Dr. Bates has also served in numerous volunteer positions, including the Town of Ashland Sustainability Committee, Town of Ashland Water Policy Committee, and as a Sustainability Facilitator for the Associated Industries of Massachusetts. Wayne is a member of WPI Department of Environmental Engineering – Advisory Board, New England Water Environment Association – Sustainability Committee, and American Society of Civil Engineers.

EDUCATION

PhD, Environmental/Civil Engineering
Worcester Polytechnic Institute

MS, Environmental Engineering,
Northeastern University

BS, Civil Engineering, University of Massachusetts Dartmouth

Certified Envision Sustainability Professional (ENV-SP)

LICENSES & REGISTRATIONS

Professional Engineer
MA #36402, NH #13159, RI #9189

EXPERIENCE

38 years

Relevant Experience

ACADEMIA

Adjunct Professor - Worcester Polytechnic Institute and University of Massachusetts-Dartmouth
Adjunct professor in the Civil and Environmental Engineering (CEE) Department at WPI and UMass Dartmouth with experience teaching graduate-level project-based courses, including Sustainable Infrastructure, Emerging Trends in Corporate Sustainability, Sustainable Product Design/Engineering, and Industrial Waste Treatment.

CLIMATE RESILIENCY AND SUSTAINABLE INFRASTRUCTURE

Climate Vulnerability of Natural Assets–Massachusetts Department of Conservation and Recreation
Serving as the project director, leading a team to proactively identify the vulnerability of forest and natural assets at the sub-watershed scale under future climate scenarios for the Massachusetts department of conservation and recreation (DCR) division of water supply protection (DWSP). The study is focusing on the drinking water watershed covering over 100,000 acres of land comprising of natural assets including forests, meadows, wetlands, streams, ponds, lakes, and reservoirs, making up the watershed that supplies this unfiltered water to 53 communities. This forward-thinking project is following the municipal natural assets initiative (MNAI) guide.

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Wayne Bates, PhD, PE, ENV SP

Salt Marsh Restoration - The Trustees | Ipswich MA
Served as project director supporting the trustees in restoring tidal flow and salt marsh habitat at greenwood farm in Ipswich, ma. Our services included conducting site assessments, wetland delineations, tidal monitoring, and hydrodynamic modeling to inform the removal of a former causeway restricting tidal exchange. Our ecological restoration team is leading the development of permit-level designs, sediment management strategies, and coordination with regulatory agencies for salt marsh restoration to improve coastal resiliency and long-term habitat restoration in the great marsh ecosystem.

CORPORATE SUSTAINABILITY AND ENVIRONMENTAL MANAGEMENT

Sustainability Benchmarking Using Multi-Criteria Decision Analysis–Publicly Traded Apparel Company
Served as technical expert in the development of sustainability benchmark tool based on multi-criteria decision analysis that uses an external lens to assess publicly available corporate sustainability program information for a client as compared to three major competitors. The sustainability benchmark tool is arranged into four categories (social, financial, environmental, resiliency) and generates a graphic report that summarizes current state and opportunities for improvement

Strategic Sustainability Consulting–Sporting Goods Manufacturer
Served as Project Director and Technical Expert for strategic sustainability services for a publicly traded sporting goods manufacturer with facilities world-wide. Our services included the use of a multi-decision criteria analysis benchmarking tool to compare publicly available corporate sustainability goals, initiatives, and programs against those of its competition. The benchmark was followed by a series of structured conversations with functional area leaders to identify gaps existing between internal sustainability programs and external communication. Observations made during the project were presented in a Strategic Sustainability Report summarizing the current state of its sustainability programs along with opportunities to improve its programs internally and to communicate its accomplishments externally.

Corporate Sustainability Reporting Major Electronics and Semiconductor Manufacturer
While with a former employer, prepared the corporate sustainability reports for a major electronics and semiconductor manufacturer with operating facilities in the United States, Philippines, and Ireland. Report preparation included the collection of sustainability data and reduction into absolute and normalized formats for reporting against goals. In addition, internal newsletters were reviewed and stories having a sustainability theme were incorporated into the biannual sustainability report. With each version of its sustainability report this client's standing on the Dow Jones Sustainability Index (DJSI), the Newsweek Top Green Companies list, and the Carbon Disclosure Project (CDP) score increased.

Sustainability Strategy–Pharmaceutical Manufacturer
While with a former employer, served as the technical director and manager for a multi-faceted strategic sustainability project for one of the United States' largest specialty care pharmaceutical manufacturers. Included a benchmark assessment of its programs using an external lens. The benchmark was complemented by a series of structured conversations across the functional areas within the organization from the leadership team to field sales staff. Observations made during each phase of the project were presented in a Strategic Sustainability Report that summarized the current state of its sustainability programs along with opportunities to improve its programs internally and to communicate its accomplishments externally.

Environmental Compliance Services and Management Systems Massachusetts Department of Transportation | Multiple Facilities
While at a former employer, led the development of a matrix-based risk rating system to evaluate the environmental issues related to the operational activities at 136 MassDOT facilities. The final report identified high-, medium-and low-priority compliance issues for use by the MassDOT in addressing compliance issues. Also led the preparation of a Management Systems Audit Report for the MassDOT and the Massachusetts DEP. This report summarized the findings of 136 facility audits, 38 formal interviews with MassDOT management personnel, and more than 200 informal interviews with facility personnel. Technical documentation for this report included a Baseline Chemical Inventory, a Waste Generation and Disposal Survey, and the review of pollution prevention opportunities. Included assisting with the development of a template for facility audit reports; providing technical guidance related to wastewater issues; outlining, preparing, and reviewing the final report; and making presentations to the MassDOT and DEP regarding project status and final recommendations.

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John Block, PE, LS

SENIOR VICE PRESIDENT

John is senior vice president and principal on assignments covering a variety of disciplines, with a primary focus on civil engineering projects. Utilizing technical, analytical, and engineering expertise, he has developed innovative and resourceful solutions for floodplain management and modeling, stormwater management and drainage collection systems, roadway design and construction administration. He has extensive experience in the design of highway and roadway improvements, site development projects from preliminary planning through the permitting and approval process, and preparation of construction documents.

EDUCATION

BS, Civil Engineering, University of Connecticut

LICENSES & REGISTRATIONS

Professional Engineer
CT #8488

Land Surveyor
CT #8488

EXPERIENCE

57 years

Relevant Experience

BROOKFIELD POCD UPDATE

Served as Principal-in-Charge for infrastructure chapter for Town of Brookfield POCD Update, which included evaluation of available mapping and data to understand the extent of infrastructure and infrastructure needs of the Town. Conducted interviews with Public Works, Aquarion, and the Brookfield Water Pollution Control Authority regarding challenges faced in meeting the Town's infrastructure needs and developed strategies to address these challenges in the future.

ABBEY ROAD DRAINAGE IMPROVEMENTS–DARIEN, CT

Served as Principal-in-Charge for a replacement stormwater system consisting of 3,600 linear feet of new storm drainage pipe, additional basins, and an extension of the storm drainage system to other local streets to improve interception capacity. Evaluated two alternate routes for outlets, based upon constructability and right-of-way concerns. Due to cover issues, the outlet pipes for the system consist of 2' x 6' box culverts, which necessitated the design of special junction chambers. The culverts discharged into a stabilized channel leading to the Noroton River.

WILTON STATION PEDESTRIAN WALKWAY–WILTON, CT

Served as Principal-in-Charge for a proposed pedestrian walkway connecting Wilton Station with the Norwalk River Valley Trail and Wilton Center. The centerpiece of the walkway is a new 90-foot prefabricated truss bridge over the Norwalk River. Performed the hydraulic analysis of the Norwalk River that indicated that FEMA base flood elevations were incorrect in the project area, scour analysis for the proposed structure, and developed a mitigation plan for the construction of the bridge abutments in the floodplain to meet the Town requirements for compensatory storage and conveyance. Elements of the mitigation plan included an elevated ramp to access the abutment on the east side of the river, a split elevation ramp supported on retaining walls on the west side of the river, and a flood bench excavated on both sides of the river. Coordinated the permitting effort through the Town of Wilton, USACE Pre-Construction Notification, CTDEEP 401 Water Quality Certification, as well as the CTDOT/CTDEEP Floodplain Management Certification Memorandum of Understanding process.

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John Block, PE, LS

OAKLAWN AVENUE RECONSTRUCTION–STAMFORD, CT
Served as Principal-in-Charge for the reconstruction of Oaklawn Avenue. The project includes roadway realignment to improve safety and correct poor horizontal geometry, new sidewalks along both sides of the roadway, widening the roadway section for bikes, and improving roadway drainage.

ASML FLOODPLAIN MITIGATION EVALUATION–WILTON, CT
Served as Principal-in-Charge for the ASML Floodplain Mitigation project on the Norwalk River. Developed a hydraulic model of the river and evaluated a series of measures to reduce floodplain exposure for the ASML facility. The selected alternative involved removing an existing pedestrian bridge, a portion of an existing building, widening the channel, and constructing a new pedestrian bridge across the river. Prepared USACOE and CTDEEP permit applications in support of the project, as well as a Letter of Map Revision application to FEMA. The proposed improvements lowered floodplain elevations through the facility site by two feet, and improved upstream flooding conditions in a residential neighborhood by one foot.

METRO GREEN MIXED USE DEVELOPMENT–STAMFORD, CT
Serving as Principal-in-Charge of the site and Traffic Engineer for the Metro Green Mixed Use project in Stamford. The site is located at the Stamford Transportation Center and includes more than 350,000 SF of new office development and 240 units of residential development, bordered by the train station, state parking garage, Washington Boulevard and other streets. The project required approvals from the City of Stamford and the State Traffic Commission. The project included the reconstruction of the Atlantic Street and the Henry Street roadways to accommodate the project, as well as the replacement of a traffic signal and the installation of a new signal. Drainage Design and Stormwater management.

OLMSTEAD POND MODIFICATIONS–NORWALK, CT
Served as Principal-in-Charge for the design of this project in Norwalk, CT that involved the earthwork and outlet control modifications to increase the stormwater detention capacity of a half-acre existing pond. Project won the Connecticut Society of Civil Engineers Achievement in Civil Engineering (ACE) Award for Water Resources.

LOCAL LEVEE PROTECTION PROGRAM–NORWALK, CT
Served as Principal-in-Charge to support the City of Norwalk, CT with development of a plan to satisfy the FEMA requirements and address the maintenance and operational needs to protect those areas downstream and outside of the levee system.

FLOOD STUDIES FOR THE TOWN OF FAIRFIELD–FAIRFIELD, CT
Served as Principal-in-Charge for various hydrologic and hydraulic studies for the Town of Fairfield for locations that currently experience chronic flooding causing backups on streets and private yards and buildings. Proposed improvement alternatives as well as assisted in developing storm water management plan.

CITYWIDE DRAINAGE STUDY AND DESIGN OF IMPROVEMENTS–NORWALK, CT
Served as Principal-in-Charge for engineering and environmental services to assist the City of Norwalk, CT with a drainage study and improvements at seven locations with flooding problems. Prepared hydraulic models for existing and proposed alternatives.

FEMA LETTERS OF MAP REVISION–TRUMBULL, CT
Served as Principal-in-Charge for floodplain engineering services to update hydraulic analyses to successfully revise the locations of the floodplain boundary for portions of Belden Brook, Tributary A to Horse Tavern Brook and Tributaries F and J to the Pequonnock River. In all three cases, the flood boundaries shown in the Flood Insurance Study were inconsistent with local flooding observations, and/or did not reflect the current path of the watercourse. Prepared hydraulic models to modify the existing studies to reflect existing conditions and correct inconsistencies found in the channel alignment and culvert crossing sizes. All three revised models were submitted to FEMA in support of a Letter of Map Revision, and all three were approved.civil design services for this high-profile project involving reconstruction of the main access routes to the Washington Village housing project in order to provide dry access to the site.



Joseph Canas, PE, LEED AP, CFM

PRINCIPAL ENGINEER

Joe is a Principal Engineer who has expertise in various civil engineering disciplines, including floodplain management and modeling, stormwater management and collection systems, roadway design, and construction administration. He has been involved in all phases of project execution from planning through design and construction. He is a CTDOT certified Hydraulic Engineer, LEED AP, and Certified Floodplain Manager. Joe is a member of Association of State Floodplain Managers and Connecticut Association of Flood Managers, Past Chair.

EDUCATION

BS, Civil Engineering, University of Connecticut

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

Certified Floodplain Manager (CFM)

LICENSES & REGISTRATIONS

Professional Engineer
CT #20873, NY #086159-1

EXPERIENCE

31 years

Relevant Experience

LAND USE PERMITTING AND SERVICES

Town of Brookfield POCD Update, 2025

Provided assistance with the update to the Town of Brookfield Plan of Conservation and Development. Responsible for preparation of infrastructure chapter, which included stormwater management, sanitary sewer, water and other utilities. The effort supported the Town's broader POCD update process and ensured compliance with Connecticut statutory planning requirements while helping Brookfield balance growth pressures with the preservation of its small-town character. In preparation of the chapter, held discussions with utility providers, the Director of Public Works, Aquarion Water Company and the Brookfield Water Pollution Control Authority to discuss areas of concern and long-term planning considerations with respect to service and maintenance.

CTDEEP Stormwater General Permits

Extensive experience with CTDEEP's Construction, Industrial, and MS4 Stormwater General Permits. Provided services for registration under the Industrial Stormwater General Permit for the Southington Water Pollution Control Facility and the Trumbull Department of Public Works Garage. Prepared Stormwater Pollution Control Plans, provided sampling, monthly reporting, training, semi-annual comprehensive site visits, and quarterly visual monitoring as required by the permit. Related to the MS4 Stormwater General Permit, gave four presentations to the Environmental Business Council, as well as a presentation to the Connecticut Conference of Municipalities, Connecticut Organization of Small Towns and the Connecticut Association of Zoning Enforcement Officers on the requirements of the new MS4 permit. Prepared stormwater management plan updates for the reissued permit, effective July 1, 2017 for the communities of Trumbull, Darien, Farmington, Monroe, New Canaan, and Newington. Prepared annual reports for the Towns of Darien, Monroe,

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New Canaan, New Milford and Trumbull. Providing outfall sampling and screening services for Farmington, Monroe, New Canaan, Plainville, Shelton, Trumbull, and Wilton.

Engineering Peer Review Services
Provides peer review services to the Town of Darien on projects including single family houses, subdivisions, institutional, and large commercial developments. Provided commentary related to grading, floodplain management, stormwater management and sediment and erosion control to local Planning and Zoning Commission and Environmental Protection Commission. Provided testimony at public hearings as necessary to help inform Commission decisions on land use applications. Also assisted the Town with the development of its stormwater management regulations and 2003 and 2025 Stormwater Management Manual.

Also provided similar engineering peer review services for site developments in the Towns of Canton, New Canaan and Newtown, and for various projects with floodplain impact in the Town of Trumbull.

FLOODPLAIN MANAGEMENT

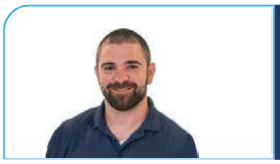
CL&P Substation Review | Wilton, CT
Reviewed the Northeast Utilities Transition Substation floodplain management certification along the Norwalk River. The Town sought to maximize the distance between Danbury Road and the substation without encroaching on the floodplain. Performed third party review of CL&P's hydraulic analysis and made minor recommendations to refine the analysis.

CTDEEP Floodplain Management - Washington Village | Norwalk, CT
Served as project manager for the CTDEEP Floodplain Management Certification for the redevelopment of Washington Village. The 140 unit Washington Village was Connecticut's oldest public housing development, and was severely impacted by Superstorm Sandy, with some units under as many as 7 feet of water from Norwalk Harbor. The redevelopment project consisted of 273 mixed-rate residential units above the 0.2% annual chance (500-year) floodplain of Norwalk Harbor. Prepared a Floodplain Management Certification application for the project documenting that the project would not adversely impact flooding, documented dry access to the site, and conformance to FEMA's NFIP regulations. Prepared a request for exemption to the Connecticut Flood Management Statutes under CGS 25-68h, based upon intensity of floodplain development. CTDEEP approved the exemption request, the first of its kind for public housing in the State of Connecticut.

Middletown Boat House | Middletown, CT
Served as principal engineer for the floodplain permitting for the project, which involved remediation of contaminated soil within the floodplain of the Connecticut River and included limited streambank stabilization for a portion of the bank at Columbus Park that was beginning to fail. Developed plans identifying compensatory storage and compensation through the project site, and worked with CTDEEP regulators to obtain a Floodplain Management Certification.

Oil Terminal Flood Resiliency Assessment | Albany and New Windsor, NY
Served as project manager for the development of a resiliency studies for two separate oil terminal facilities along the Hudson River in Albany and New Windsor, NY. Identified the base flood elevation and applied the State of New York's sea level rise criteria for the site, which was located on a tidally influenced section of the Hudson River. Developed mapping showing inundation under historic and future conditions for various scenarios identifying infrastructure that would be flooded and identifying the associated flooding depths. The studies will be used to assist the facility in managing product levels to protect its tanks from floatation.

Outpatient Facility | New Haven, CT
Served as principal engineer for a proposed outpatient facility in New Haven, CT that was located in a coastally influenced floodplain. Worked with the City Building Official to identify floodplain constraints and interpret an unusual situation of moderate wave action regeneration. Also worked with the architect to develop compliance strategies with the National Flood Insurance Program, the local floodplain management requirements, and the more stringent provisions of ASCE-24.



Daniel Ciaramicoli, PE

PROJECT MANAGER

Dan has experience specializing in the project management, design, inspection, and evaluation of waterfront structures, including revetments, seawalls, piers, wharves, bulkheads, boat ramps, fender systems, floating docks, and passenger access systems. Other relevant experience includes oversight of contractor construction activities, overseeing geotechnical investigations, as well as leading facility inspection and assessment teams. Dan is a member of the American Society of Civil Engineers (ASCE) and is on the Environmental Business Council Ocean and Coastal Resources Committee.

EDUCATION

BS, Civil Engineering, Wentworth Institute of Technology

LICENSES & REGISTRATIONS

Professional Engineer
MA #56956, ME #16322, RI #14583
CT #36654, NY #108619

EXPERIENCE

11 years

Relevant Experience

MARINE / WATERFRONT ENGINEERING

East Chop Drive Shoreline Restoration | Oak Bluffs, MA

Serving as Project Manager for the design phase of 1200 LF of revetment shoreline restoration to protect the iconic East Chop neighborhood of the Town. Leading the design effort from a concept design, which was provided by the Town, to site investigation where initial data was gathered, and to preliminary design where the project currently stands. Coordinating the permitting team to advance this project through local, regional, state, and federal level permitting. The estimated construction cost of this project is approximately $20M.

West Beach Boat Ramp Replacement | Stamford, CT

Served as Project Manager for the construction phase of replacement of the existing boat ramp, dredging of the boat ramp access channel, repairs to the adjacent timber jetty, restoration of beach vegetation, and upgrades to the parking lot and access roadway. Responsible for bi-weekly construction meetings, approving payment applications, answering RFIs, approving submittals, and solving construction field issues, punch list, and permitting closeout. Site upgrades also included expansion of the floating docks, replacement of mooring piles, and installation of a public kayak storage system. The cost of this construction project was approximately $3.1M.

City Of Norwalk, Calf Pasture Recreational Fishing Pier | Norwalk, CT

Served as resident engineer during construction phase of the project that included construction of a 400 foot long timber pier, over 400 feet of concrete seawall, rehab of a 230-foot jetty. Responsible for verifying construction compliance with contract documents, submittal review and approval, and monitoring of concrete pours in the field.*

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Daniel Ciaramicoli, PE

Park City Wind (Pcw) Barnum Landing Preliminary Design | Bridgeport, CT

Served as Waterfront Design Engineer for the analysis and design of the mooring and fender systems. Responsible for mooring analysis using Optimoor Software, berthing analysis of proposed vessels, layout of fender system and mooring fixtures, dredge design, and design drawings.*

Town Marina Rehabilitation, | Scituate, MA

Served as Project Manager and Design Engineer for the construction phase of repairs and upgrades to two marinas in the Town of Scituate. Responsible for weekly construction meetings, approving payment applications, answering RFIs, approving submittals, and solving construction field issues. Marina upgrades included converting a floating dock system from a bottom moored system to a pile supported system, construction of a timber viewing pier, ADA accessibility upgrades to the marina, and seawall/revetment repairs. The cost of this construction project was approximately $2.3M. *

Allen Harbor Yacht Club | Harwich, MA

Served as Project Manager and Design Engineer for the facility inspection of the existing marina, and concept design of a new marina replacement. Responsible for inspection of the existing marina, design and cost estimating of marina repairs, preparation of multiple marina replacement alternatives, comparing marina construction materials, and presenting concept designs to the club members. *

Downing's Landing Waterfront Access Improvements | Alton, NH

Served as Structural Design Engineer for the design of a steel sheet pile bulkhead and passenger access system including a pile supported cantilevered platform, aluminum gangway, and a floating dock system braced by arms attached to the bulkhead. Responsible for the entire design process from initial site visit through concept and preliminary design, to final design and bid documents.

Barnum Landing Ferry Terminal | Bridgeport, CT

Performed Structural Design Engineering analysis and design of a new ferry terminal including 150 LF of steel sheet pile bulkhead with armorstone revetment, five berthing dolphins, two transfer bridges for loading cars onto ferries, and a steel and concrete pier. Responsible for revetment design, bulkhead design, berthing analysis using Optimoor, fender system design, analysis and design of berthing dolphins, and analysis and design of transfer bridge lifting system and foundations.*

Casco Bay Lines, Pier Rehabilitation and Extension | Portland, ME

Served as Structural Design Engineer for the inspection, preliminary design, and final design of the rehabilitation and expansion of the existing timber pier. Responsible for condition inspection of the existing facility, structural analysis of the existing pier, creation of four different pier expansion alternatives in a conceptual design report, and analysis and design of the preferred alternative with final construction documents.*

Conley Terminal Hydrographic Survey, Massachusetts Port Authority | Boston, MA

Served as Waterfront Engineer to perform a hydrographic survey in accordance with USACE/ MA- DCR waterways standards for hydrographic surveys. Gathered all necessary site information and designed the survey plan prior to performing the hydrographic survey.*

Powers Farm Boardwalk Design | Randolph, MA

Served as Structural Design Engineer, performed design of the timber boardwalk and wetlands crossing for a new park in Randolph, MA. The proposed boardwalk was designed to minimize environmental impacts on this inland wetland, as well as meet ADA Accessibility Standards. The boardwalk was designed according to National Design Specification for Wood Construction. Developed construction details for the unique situations that this project presented.*

**With previous firm*



Michael Rossini, PE

PRINCIPAL ELECTRICAL ENGINEER

Mike has extensive experience and has managed and engineered a wide variety of projects for, higher educational, industrial, biotechnology, mission critical, commercial, transportation and health care clients. These projects have been traditional, fast track, LEAN, design/assist and design/ build type assignments and have included the development of requests for proposals, fee and FTE requirements, formal presentations, and project management. Michael has also led in the completion of: engineering studies, energy efficiency audits, energy consumption analysis, system planning and infrastructure strategy, master planning, conceptual and preliminary engineering, budgetary construction cost estimates, guaranteed maximum price documents, construction drawings and specifications, document quality assurance, construction administration and system commissioning. Mike is a member of Institute of Electrical and Electronic Engineers, Illuminating Engineering Society, National Electrical Testing Association, and Power Engineering Society.

EDUCATION

BS, Electrical Engineering, Wentworth Institute of Technology

BS, Electrical Engineering Technology, Wentworth Institute of Technology

MBA, Babson College

LICENSES & REGISTRATIONS

Professional Engineer
MA #50542, CT #36144, RI #14326

EXPERIENCE

34 years

Relevant Experience

Taconic High School | Pittsfield, MA
Senior Electrical Engineer for the new 240,000 SF technical high school that entailed a $120.8M construction cost. This state of the art vocational technical high school features specialized trade shops that include a TV and Radio recording studio, 3D printing and a fully electrified proscenium theater. Systems included distributed digital lighting controls, energy efficient LED lighting, voice capable fire alarm system, a dual frequency bi-directional amplifier system, a 30KW solar PV system and a standby power system.

Tewksbury Elementary School | Tewksbury, MA
Senior Electrical Engineer for the new 139,500 SF elementary school that entailed a $98.5M construction cost. This state of the art elementary school included distributed digital lighting controls, energy efficient LED lighting, voice capable fire alarm system, a dual frequency bi-directional amplifier system and a standby power system.

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Michael Rossini, PE

Harvard University E&U Central Utilities Plant | Cambridge, MA
Assess and make recommendations related to the central utilities plant 15KV main distribution substation, the plant's double ended 4.16KV chiller system switchboard and associated 480V switchgear. This included assessment of existing switchgear, circuit breakers, electronic trip units, protection relaying, owner metering, grounding system and the physical plant (main electric room) for adequate lighting, emergency lighting, transformer ventilation, and fire protection, and station batteries.

Worcester Polytechnic Institute Sports and Recreation Center | Worcester, MA
Senior Electrical Engineer for the project, the scope involved the WPI Sports & Recreation Center, a 140,000 SF state-of-the-art, recreational, educational, and environmentally friendly facility. It contains a four-court gymnasium, a 35-meter stretch pool, a two-floor fitness center, an indoor jogging track, rowing tanks, racquetball and squash courts, dance studios, and offices and meeting spaces. The Sports & Recreation Center is the training and fitness facility for all varsity and club sports; competition site for intercollegiate wrestling and various intramural activities; primary location for physical education courses; and home for major university events including open houses, career fairs, robotics competitions and alumni events. The design included a primary selective power system backed by a standby generator, addressable fire alarm system to include a protectowire system for the natatorium and distributed digital lighting controls.

Wahconah Regional High School | Dalton, MA
Senior Electrical Engineer for the new 123,000 SF elementary school that entailed a $73M construction cost. This state of the art regional high school features specialized science lab classrooms and a 545 seat full production theater. Systems included distributed digital lighting controls, energy efficient LED lighting, voice capable fire alarm system, a dual frequency bi-directional amplifier system, a 30KW solar PV system and a standby power system.

Elias Brookings Elementary School | Springfield, MA
Senior Electrical Engineer for the new 65,000 SF elementary school that entailed a $22.4M construction cost. This state of the art elementary school included distributed digital lighting controls, energy efficient LED lighting, voice capable fire alarm system and a standby power system.

Mary A. Dryden Veterans Memorial School | Springfield, MA
Senior Electrical Engineer for the design of a multiphase renovation of the Dryden Elementary school that included a new gymnasium and additional classroom space. Key success factors included the installation of a new distributed digital lighting control system and updated fire alarm systems to serve the school.

Greater New Bedford Vocational School | New Bedford, MA
Senior Electrical Engineer for the design of a significant electrical switchgear replacement project at a 464,300 SF vocational school in New Bedford, MA. Critical success factors for this project included the precise coordination between seven existing to remain busduct systems that varied from 225A to 1200A, an automated switching power factor correction capacitor system, the standby power generator and a 24/7 COGEN system. The switchboard replacement had a maximum 2-week outage.

INSTITUTIONAL

Jacob's Pillow Electrical Infrastructure | Becket, MA
Senior Electrical Engineer for the study, evaluation, and design of electrical infrastructure upgrades on the Jacob's Pillow Dance campus in Becket, MA. The electrical design included a centralized utility service to serve the Ted Shawn Theater and to provide electric power to consolidated distributed electrical services serving multiple facilities. The project also included capacity improvements to support future flexibility and expansion on the campus.



Nick Greto, PE

PROJECT ENGINEER

Nick is a Project Engineer with a focus on Land Use and Transportation projects. Nick holds a Bachelor of Science in Civil Engineering, which he obtained through the University of Connecticut.

EDUCATION

BS, Civil Engineering, University of Connecticut

LICENSES & REGISTRATIONS

Professional Engineer
CT #36032

EXPERIENCE

7 years

Relevant Experience

ROADWAY

Route 77 Pedestrian Improvements | Guilford, CT
Designed and drafted corridor plans for a Connecticut State Project that enabled pedestrian access along Route 77 in Guilford. Performed a detailed hydrologic and hydraulic analysis of the existing and proposed stormwater management system including culvert analysis.

Branchville TOD Pedestrian Improvements | Ridgefield, CT
Delivered on the design of the sidewalk and realignment of the roadway in the densely developed US Route 7 corridor in Ridgefield. Modeled and analyzed the existing and proposed conditions of the storm sewers within the floodplain of the Norwalk River.

INDUSTRIAL

Americold Project Apollo | Plainville, CT
Worked with team members on the schematic design and design development for the Americold Project Apollo Cold Storage Facility. Designed large scale sedimentation and erosion controls including sedimentation traps and basins in accordance with CTDEEP standards.

Grillo Organic Composting Facility | Watertown, CT
Provided site design and stormwater management services for the proposed organic composting for Grillo Services in Watertown. Created a set of phased construction plans to minimize soil disturbance and preserve wetland areas while enabling the client's operations of a large-scale facility.

Grillo Organic Composting Facility | Bethlehem, CT
Designed and drafted plans for a new site to be used as a transfer station and organic composting facility in Bethlehem CT. Provided services regarding layout and grading of the site as well as large scale stormwater management that took into account preservation of the wetlands and watercourses on the site.

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Nick Greto, PE

INSTITUTIONAL

Westhill High School | Stamford, CT
Delivered the civil design development drawings, specifications, and engineering report for the new Westhill High School Project. Designed and modeled a new campus stormwater management system in accordance with the new standards of the 2024 Connecticut Stormwater Quality Manual. Coordinated across disciplines with project architects, landscape architects, and MEP engineers to maintain continuity and compatibility of complex utility systems throughout the campus.

Deerfield Academy | Deerfield, MA
Worked with project team to deliver permitting documents and construction documents for the construction for the Dining Hall Renovation, Temporary Dining Hall, Athletic Fields, DiNunzio Dormitory, and Health Center Projects. Each of these projects included the design of underground utilities and drainage infrastructure integrated within dense existing campus utility networks. These projects also included individual Stormwater Management Reports prepared in accordance with MassDEP standards and regulations.

Greens Farm Academy | Westport, CT
Worked with project team to deliver on projects including the new Athletic Center, Lower School and Dining Assembly, Driveway and Loading Dock, and a Campus Master Plan. Each project incorporated LID elements such as permeable pavement, underground infiltration, and bio-retention systems that were designed and modeled to improve runoff water quality and control peak discharges to environmentally sensitive areas.

Canterbury School | New Milford, CT
Designed and coordinated underground utilities for the new Commons Building at the Canterbury School. Designed and modeled the existing conditions and the proposed stormwater management system including the storm sewers and underground infiltration system. Drafted plans for all phases from concept design through construction documents.

Madison Middle School | Trumbull, CT
Designed a new underground infiltration system to replace an existing stormwater basin that was failing and posed a danger to residences downstream. The new system was designed to outperform the existing basin by limiting peak flows from the school campus so that it could safely discharge to the existing municipal storm sewer network.

The Gunnery School | Washington, CT
Prepared site/civil design drawings and specifications used in support of school's submission for town site plan approval, as well as construction documents.

Yale New Haven Health Regional Operation Center | West Haven, CT
Conducted periodic site inspection and provided field engineering services during the construction of the new Regional Operations Center for Yale New Haven Health. Worked with the site contractor to minimize soil disturbance and off-site sedimentation, maintaining compliance with CTDEEP regulations.

CONSTRUCTION

Branson Ultrasonics Headquarters | Brookfield, CT
Performed weekly sedimentation and erosion control inspections and stormwater turbidity monitoring during the construction of the new headquarters for Branson Ultrasonics. Worked with the general contractor and site contractor to minimize off-site sedimentation and maintain compliance with CTDEEP regulations.

Town of Trumbull Drainage Improvements | Trumbull, CT
Provided construction observation and field engineering services for the Town of Trumbull for the replacement of aging stormwater infrastructure. Came up with intuitive solutions to problems encountered in the field that were feasible and effective. Worked closely with the Town Engineering Department as well as the contractor to track material quantities and generate daily work reports.

5

Public Engagement Strategy

PUBLIC ENGAGEMENT STRATEGY

The purpose of this Public Engagement Strategy is to provide a broad overview of how the BFJ Planning team will inform and seek input from all stakeholders in the community. This includes, but is not limited to, residents, business owners, employees, elected officials, and community organizations. The objective will be to ensure that all stakeholders have ample opportunity to know and understand the POCD process and its intended outcomes; to comment on the process and plan as it moves along; to feel their concerns and ideas have been heard; and to contribute to building a consensus about the vision for future of Westport.

The BFJ Team strongly believes that it is critical to encourage and seek public input to craft a POCD that is embraced by the community and reflective of local priorities. We are community-based planners at heart and are committed to bringing the public into the planning process. Input received from the community will guide development of POCD recommendations. Our proposed outreach approach draws on a range of strategies designed to elicit meaningful input from stakeholders about how Westport should evolve over time and what aspects of the community should remain constant. A detailed explanation of each task item is included in the Work Program and Schedule.

I. Public Engagement Strategy

At the outset of the project, BFJ will develop a Public Engagement Strategy in partnership with the sub-committee and Town staff. The document will outline the variety of outreach methods, including numerous opportunities for in-person and online participation throughout the planning process. BFJ will provide marketing strategies to spread the word about the POCD update and engagement activities. The Public Engagement Strategy will be revisited throughout the planning process to ensure effective communication with the Westport community and may be adjusted if needed to increase effectiveness.



II. Project Branding

BFJ will develop a color scheme and project logo that will serve as the visual identifier for all project-related materials. This will be designed as an attractive, easily recognizable branding scheme that will complement the Town's existing communication materials.

Ossining Tomorrow
The Village of Ossining Comprehensive Plan

BEDFORD Together

Planning Our Island's Future
SHELTER ISLAND
Comprehensive Plan Update

Edison Township Master Plan

RIVERHEAD
Comprehensive Plan Update

Melville Employment Center Plan

Project Logos

III. Online Engagement

Online tools serve a three-fold function: 1) to build overall awareness and enthusiasm for the duration of the project, 2) to disseminate information about opportunities to become involved and on interim project deliverables, and 3) to gather ideas and meaningful input on recommendations and strategies. Online engagement should work in tandem with in-person events, to mutually support each other in a positive feedback loop. If a person becomes aware of and excited by the project via a website, then they are more likely to participate in in-person events, while if someone attends an in-person event, they will likely visit the website to learn more.

The project website will be a critical way to keep the community informed on events as well as draft documents. It will also host online visioning tools, such as the "Ideas Wall" accessed through the Social Pinpoint engagement platform. This virtual visioning exercise will allow community members to post digital "sticky notes" with their ideas, priorities, and goals for the Town. A public survey is also recommended to gather targeted information on draft recommendations.

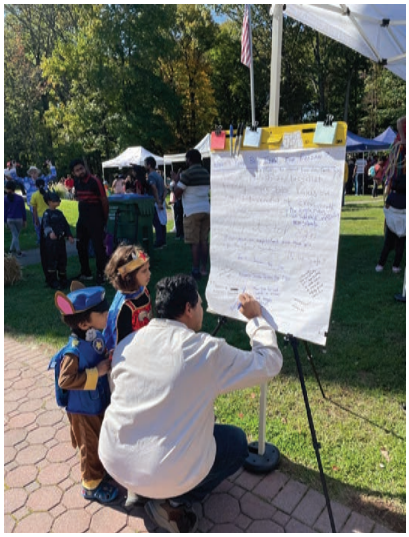
IV. Publicity

BFJ will employ various methods to adequately publicize these workshops and ensure a strong level of participation from the community. Strategies include press releases in local news outlets, e-blast alerts to stakeholders, mailed flyers, and social media posts. The intention is to provide ample opportunities for community members to learn about the process and share input as it moves along.

V. Public Meetings

The study will involve two townwide workshops, five neighborhood topic-based sessions, and one charette on housing and infrastructure. Additionally, we propose attending three-four pop-up events, helping us reach community members who might not otherwise attend a formal workshop and to meet people where they are.





VI. Stakeholder Interviews

In addition to the public meetings described above, the BFJ Project Team will conduct stakeholder interviews to gather input from department heads, representatives from Commissions and Boards, and community representatives. These meetings will inform our understanding of the town's existing conditions, including key issues and opportunities.

6

Project Approach

PROJECT APPROACH

Project Understanding

The Town of Westport is seeking consultant services to develop an update to the Town's 2017 Plan of Conservation and Development (POCD) in accordance with the requirements of Connecticut General Statutes (CGS) Section 8-23. The current POCD has served as a guiding document for policymaking, capital projects, and planning decision; however, this Plan will provide a fresh assessment of key areas including land use, zoning, housing, economic development, transportation, natural resources, parks and open space, infrastructure, and utilities. The BFJ Planning team anticipates maintaining the overall themes identified in the 2017 POCD, which appears to have served the Town well, while incorporating modern approaches to sustainability and resiliency through the planning process.

To help the BFJ team fully comprehend how Westport has changed, and has not changed, in recent years, the public will provide critical input at different stages of the plan preparation. The new POCD is an opportunity to involve the community in developing a vision statement, goals, and objectives that will guide planning decisions for the next 10 years and beyond. We strongly believe that the public should participate in the process meaningfully to ensure that the Plan's recommendations reflect a community consensus and buy-in from a wide range of stakeholders. We recognize that Westport is a community of highly engaged and active residents and business and property owners. Crafting a shared vision for the Town's future is a challenging exercise that requires an effective toolbox of outreach strategies to ensure the full range of voices are heard. We describe our approach to community engagement in more detail in Section Public Engagement Strategy and Work Program.

BFJ will also work closely with the POCD sub-committee to ensure alignment throughout the development of the plan. We anticipate holding eight (8) meetings over the course of the process, approximately one every other month. The sub-committee will help guide the overall direction of the process by providing feedback on draft documents, as well as preliminary goals, objectives, and recommendations. Members will draw on their expertise to contribute insights during meetings, assist with outreach by identifying key stakeholders and promoting public events, and provide feedback on draft deliverables. The Planning & Zoning Commission, as the lead decision-making body for the POCD, will receive regular updates to be kept abreast of the Plan's progress and will ultimately confirm the plan's priorities and recommendations.

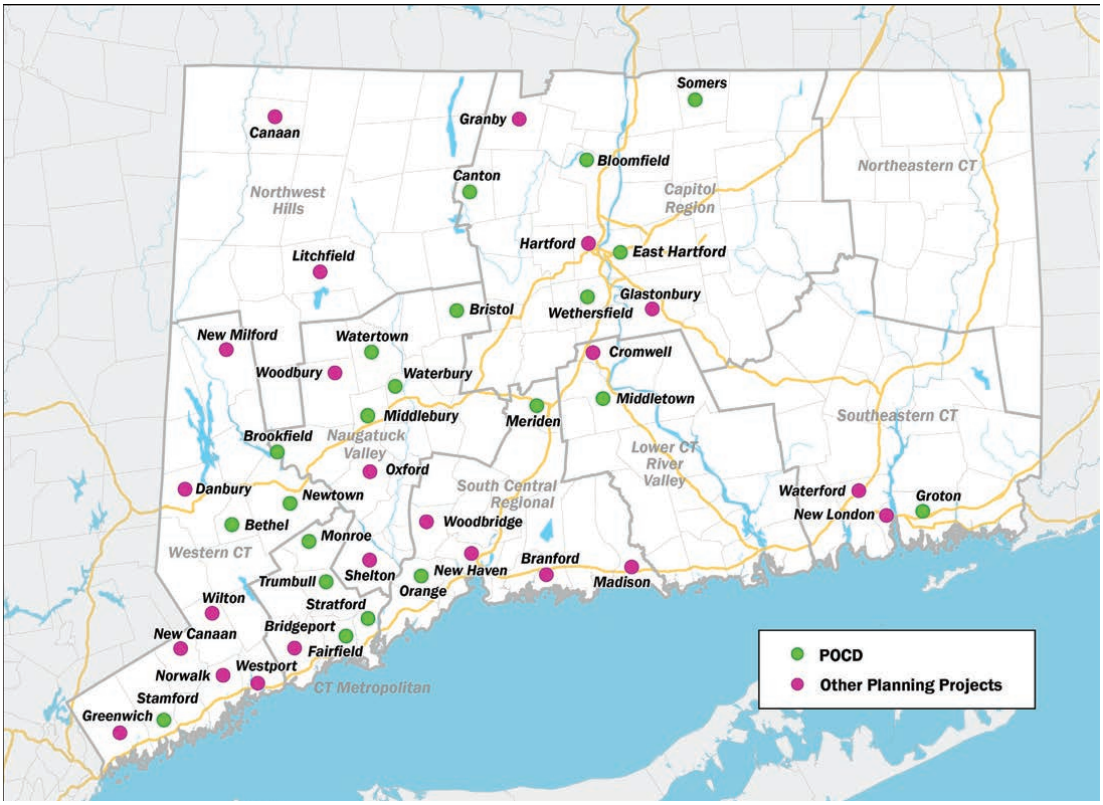
Below, we describe our general Project Approach, followed by a detailed Work Program, including a schedule, to accomplish this project efficiently and effectively.



Project Approach

In response to the Town's Request for Proposals (RFP), BFJ Planning has assembled a multi-disciplinary team with the expertise required to support the production of a visionary yet achievable POCD to guide Westport's growth, preservation, and quality-of-life for the next 10 years. BFJ's history of experience in Fairfield County will allow our team to jump into the comprehensive planning process with a strong knowledge base, while bringing new ideas and experiences. Below, we describe some of the team's attributes that make us particularly qualified to undertake this project.

We bring the experience needed to complete an effective and engaging plan for Westport

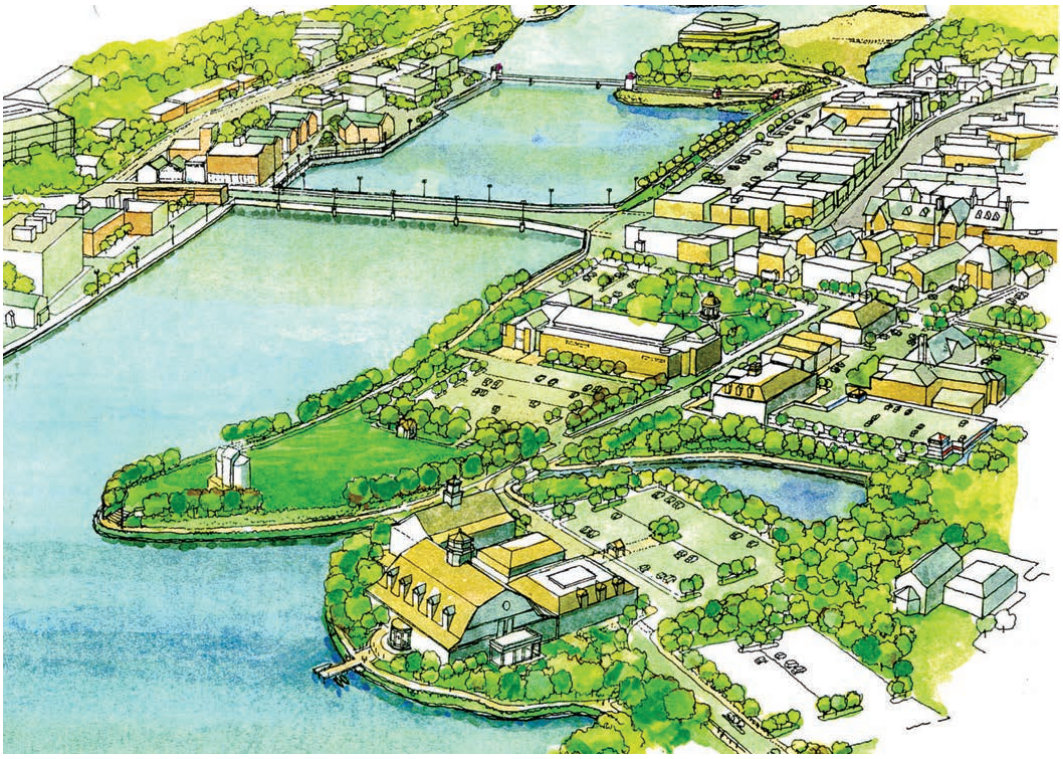


The BFJ Team has decades of planning experience at a range of scales, from large cities to rural hamlets to individual sites. We have completed more than 25 POCDs across Connecticut, and several projects in Fairfield County specifically. BFJ's extensive experience across the region, including in Westport, has equipped our team with a deep understanding of the town, enabling us to hit the ground running at the onset of the project. Examples of regulatory and planning documents that BFJ will review will include, but are not limited to, the following:

- **Zoning Regulations**
  BFJ is very familiar with zoning and regulatory requirements in Connecticut, and the ways in which these have evolved in recent months resulting from HB 8002. In accordance with the RFP, BFJ will evaluate the Town's compliance with State requirements, emphasizing items that are effective July 1, 2026. Priority items for analysis include the Town's existing regulations related to middle housing developments (2-9 units) in commercial areas and minimum parking requirements for residential developments with less than 16 units.

- **Town of Westport 2017 POCD**
  BFJ will review the Town's previous POCD to identify goals and recommendations that have been accomplished, those that are no longer applicable, and those that remain relevant today. It is our understanding that several core themes continue to resonate with residents, including conserving natural, historic, and cultural resources; supporting a high quality-of-life and strong educational resources; guiding appropriate neighborhood development; and ensuring that municipal services and facilities can effectively serve residents. Building on the foundation established by the previous POCD will allow BFJ to confirm priorities, test new recommendations, and ensure alignment with current best practices through the new plan.

- **Westport Downtown Plan(s)**
  BFJ developed the Waterfront Vision Plan on behalf of the Town of Westport in 2001. Although much has changed since this plan was developed, aspects of the vision are still relevant, including the desire for pedestrian access, strong retail locations and public activities, and the retention of open space.



In 2015, the Town of Westport updated the Downtown Master Plan with the goal of maintaining the "small town" character of Downtown, while also considering the needs for improved connections between key destinations, enhancement and activation of public open spaces, and improvements to riverfront access, streetscapes, and multimodal pathways. More recently, the Town has undertaken the Reconnecting the Riverfront Master Plan, which identifies Parker Harding, Jesup Green, and the Imperial Avenue Lot as key opportunity sites for pedestrian access enhancement and flooding resiliency initiatives. The Town conducted extensive community engagement as part of this process, demonstrating both the Town and community's commitment to meaningful citizen participation.

- **Saugatuck Transit-Oriented Development (TOD) Master Plan**
  In 2018, the Town completed the Saugatuck Transit-Oriented Development (TOD) Master Plan, with a vision of facilitating contextual redevelopment around the train station that maintains the historic, small-scale feel of Saugatuck, while enhancing the public realm and mobility (including pedestrian and bicycle transportation). The document reflected several years of planning where there was not always consensus among the various stakeholders. A significant proposed mixed-use development, the Hamlet at Saugatuck, was rejected by the Planning & Zoning Commission in 2025 and ultimately abandoned in early 2026. It is anticipated that the future vision for the Saugatuck TOD area will continue to be an important topic that will need to be considered in the new POCD.

- **Westport's 2021 Annex to the Western Connecticut Council of Governments Regional Hazard Mitigation Plan**
  In 2021, the Town of Westport submitted a Hazard Mitigation Plan (HMP) annex, identifying natural hazard risks and mitigation opportunities in the community. The goal of this report was to reduce the loss of damage to life, property, infrastructure, and natural, cultural, and economic resources associated with natural disasters. BFJ, and its sub-consultant Tighe & Bond, will examine this report, along with Westport's other flooding resources, to gain a deeper understanding of Westport's climate risk and develop recommendations for long-term resiliency.

- **Westport's 2022 Annex to the Western Connecticut Regional Affordable Housing Plan**
  Understanding Westport's needs and goals for affordable, workforce, and senior housing will be a key aspect of the POCD. BFJ, and our sub-consultant Urbanomics, will evaluate the Westport's 2022 Annex to the Western Connecticut Regional Affordable Housing Plan, as well as the new housing growth plan requirements as part of HB 8002.

- **Downtown Parking Study**
  In 2025, BFJ Planning in partnership with THA Consulting worked with the Town of Westport to update the parking element of the Downtown Westport Master Plan. BFJ Planning analyzed parking capacity, occupancy, and trends through the review of aerial photography and on-site observations. This parking analysis informed the feasibility of parking decks at three sites in Westport's downtown area. BFJ Planning recommended reducing the maximum number of hours allowed in the short-term parking areas from 3 hours to 2 hours to increase parking turnover. Other recommendations related to parking pricing strategies, all-day parking permits and permit areas and upgrading the enforcement and parking payment procedures. This project deepened our team's understanding of the local context and will allow us to begin plan development with a strong foundation.



We use an innovative toolbox of community engagement strategies to ensure meaningful input from stakeholders

A hallmark of our proposal is our multi-faceted approach to public outreach. As described in our Public Engagement Strategy and Work Program, we propose using a mix of traditional in-person outreach methods and digital options to reach people where they are and maximize information gathered from each interaction. We will work closely with the Town and sub-committee to design and implement a Public Engagement Strategy that is inclusive, effective, and flexible based on necessary course corrections.

We create plans that are visually engaging and accessible

Our Team includes staff with expertise in a range of graphic disciplines, from GIS for mapping and analysis, to graphic computer programs and free-hand drawings to illustrate design concepts, to document layouts that clearly convey planning policies and strategies. We strive to create user-friendly plans and engagement tools.

We have the capacity to complete this project successfully and within the stated timeframe and budget

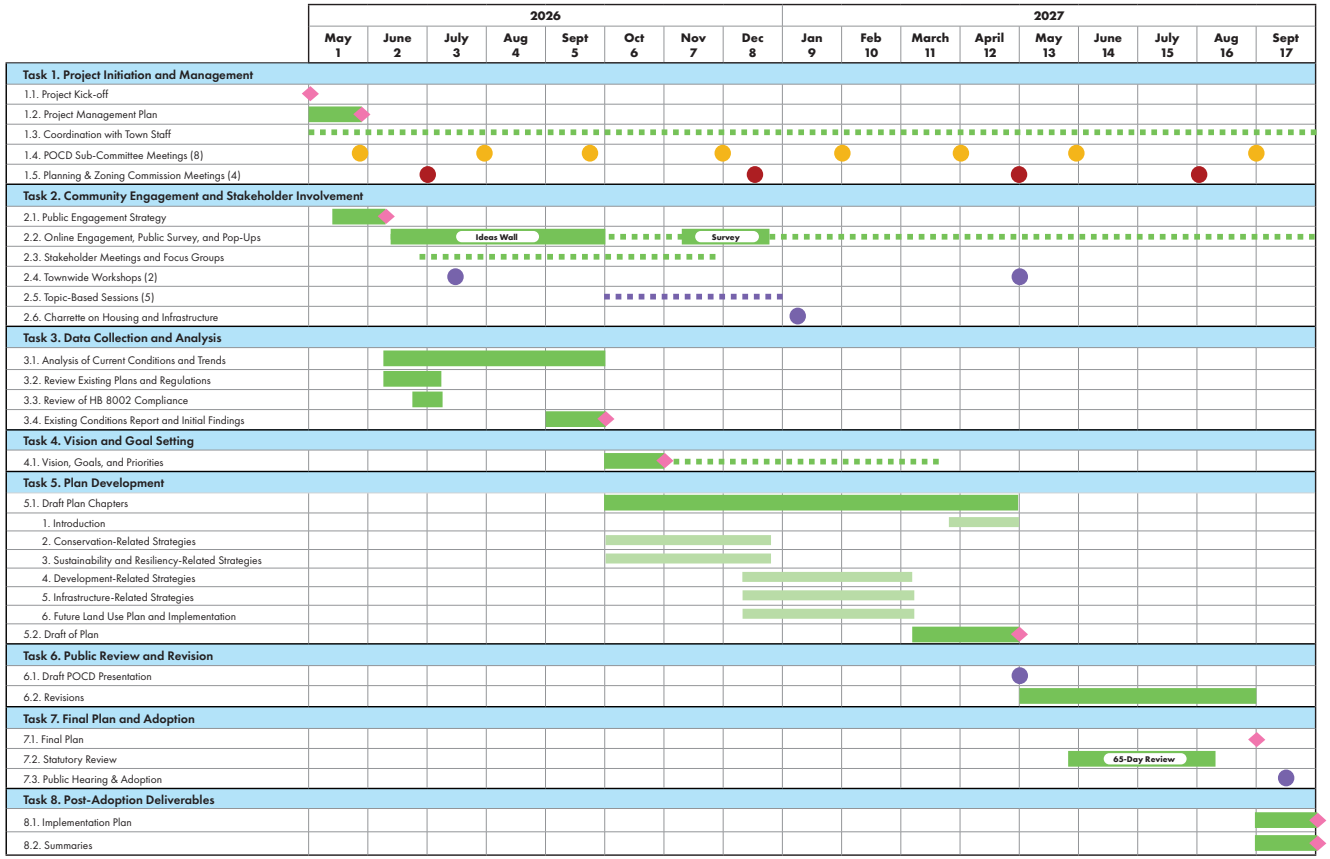
We strongly believe that adhering to the project schedule is key to successfully completing a project within the allotted budget. In our experience, significant delays in schedules can often result in budget overages. For these reasons, we have a full-service team that will simultaneously work on different work products and have included regular meetings with the Town and sub-committee to ensure that the work produced meets or exceeds expectations and is submitted, reviewed, and finalized in a timely manner. We have also crafted our scope of work to ensure buy-in from various involved constituencies with a say in the ultimate adoption and support of the Plan: key boards and committees, the POCD sub-committee, and the Planning & Zoning Commission.

7

Work Program & Schedule

SCHEDULE & SCOPE OF SERVICES

Timeline



Scope of Services

The proposed timeline presents the schedule for completing the identified task items within an 18-month period, consistent with the target dates set forth in the RFP. The organization of tasks reflects our team structure, with staff and subconsultants able to execute tasks simultaneously. The sequencing also prioritizes major public engagement events outside of the summer months to maximize community participation. However, our team remains flexible and can adapt to meet the Town's needs, and we understand that the final project scope will be refined after the Town selects a consultant. Each task is described in greater detail in the following section.

Task 1: Project Initiation and Management

1.1 Project Kick-Off

Our work will begin with a kick-off meeting including representatives from the BFJ Planning team, representatives from the Town (i.e. the First Selectman, Planning & Zoning Director, Deputy Planning & Zoning Director, Planning & Zoning Commission Chair, and other Town staff as needed), to confirm the project scope, goals, methodology, and timeline. We see this meeting as an important first step in the planning process, ensuring that everyone understands and agrees with the approach, scope, and timing of the project; the respective roles of participants; and the manner of coordination and collaboration.

This initial meeting will also serve as an opportunity to gather information, including data needs, a list of relevant planning efforts/studies, and any additional information gathered from previous community engagement efforts.

We propose this meeting to be in-person, at Town Hall, and possibly include a site visit to tour Westport and learn about priority areas.

1.2 Project Management Plan

Based on the kickoff meeting, BFJ will work with Town representatives to refine the project timeline and work plan, as needed, including milestones and a generalized schedule for public meetings, interim deliverables, and sub-committee meetings. This task will culminate in the creation of a Project Management Plan, which outlines the communication plan, refined timeline, and an understanding of team roles and responsibilities.

1.3 Coordination with Town Staff

Close coordination with the Town Planning & Zoning Director and other Town staff is a critical component of a successful POCD update. The Project Manager will be the point person for all tasks, deliverables, community engagement coordination, and meetings. The Project Manager will ensure the schedule is followed closely and deliverables are produced in a timely fashion, providing enough time for the Town staff and the sub-committee to review documents in advance.

1.4 POCD Sub-Committee Meetings

The sub-committee plays a significant role in the development of the POCD update. They will guide the process, provide feedback on draft chapters and recommendations, and assist with public outreach. BFJ is very familiar with working and engaging with committees made up of community leaders, municipal representatives, and members of various committees and boards.

We anticipate up to eight (8) meetings throughout the process (roughly at least one every two months) to keep the sub-committee abreast of Plan progress, debrief on input from stakeholders and the public, and prepare for upcoming engagement events.

Core members of the BFJ team will attend all meetings, with attendance by other members of the team as appropriate. While the first sub-committee meeting will be in-person, we expect that most of the meetings will be held virtually, for cost-efficiency and ease in scheduling. For each meeting, BFJ will prepare a presentation and engage the sub-committee in discussions on different themes, presenting draft issues and opportunities and potential recommendations for them to provide feedback. At the first meeting with the sub-committee, we will share a draft Public Engagement Strategy to collect their input on how to effectively reach a broad range of community groups across Westport (see Task 2.1).

1.5 Planning & Zoning Commission Meetings

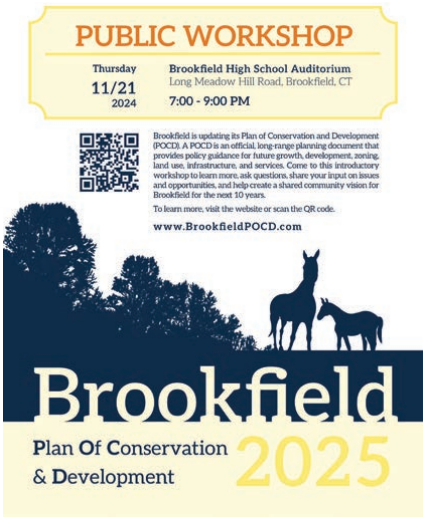
BFJ recognizes the importance of close coordination with the full Planning & Zoning Commission from the outset of the POCD update. To ensure alignment, we propose meeting with the Commission up to four (4) times throughout the planning process. These meetings are scheduled to provide the Commission with numerous opportunities to provide input on community engagement efforts, priorities areas, and potential recommendations. The first briefing, at the end of Month 2, would focus on introducing the project timeline and Public Egnagement Strategy, as well as gathering feedback on priority focus areas. The second meeting, in Month 8, will highlight key findings from stakeholder interviews, public engagement, and data analysis. At the third meeting in Month 12, BFJ will present the draft Plan for Commission feedback. BFJ will then incorporate comments and present the revised Final Plan ahead of the Public Hearing in Month 18, ensuring that all comments have been addressed prior to adoption.

Task 2: Community Engagement and Stakeholder Involvement

2.1 Public Engagement Strategy

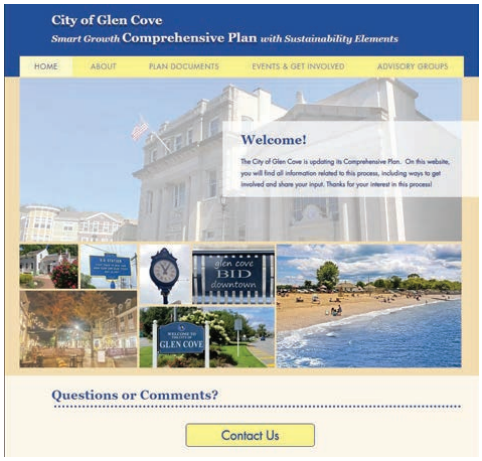
The Public Engagement Strategy will be developed in partnership with the sub-committee and Town staff. The document will include a variety of outreach methods, summarized in the subsequent subtasks, to ensure maximum exposure and provide a variety of both in-person and online opportunities for meaningful participation throughout the planning process. BFJ will coordinate with the Town on various strategies to spread the word about the POCD update and opportunities for public input. We can provide text and graphics for e-blasts and social media posts and create flyers to advertise public workshops and other engagement activities.

The BFJ Project Manager will be the point person for management and implementation of the Public Engagement Strategy.





2.2 Online Engagement, Public Survey, and Pop-Ups

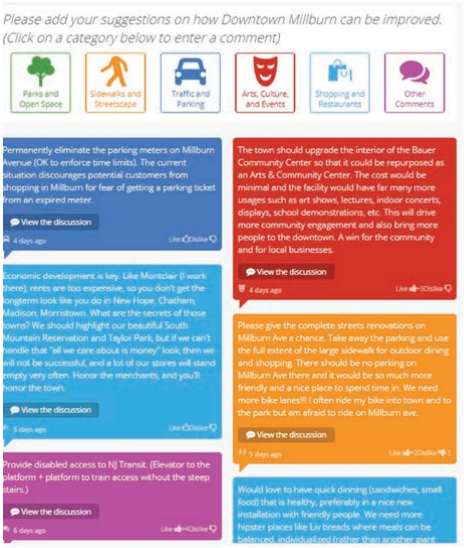


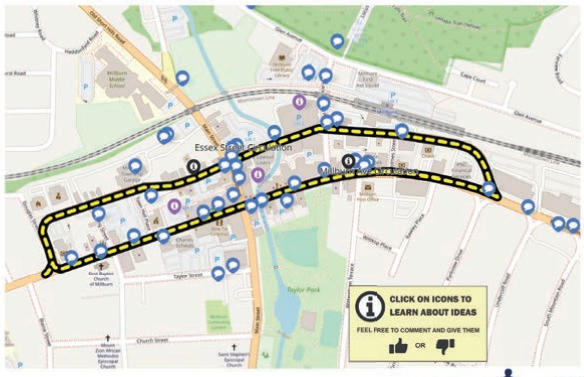
Project Website

BFJ has experience creating both standalone project websites and webpages that live on the Town's website. Whether the selected option is a standalone website or a dedicated space on the existing platform, BFJ will provide required content and will coordinate with Town staff as needed. The website will be a key resource for the public to track progress on interim deliverables, engagement updates, and event scheduling.

Online Engagement Tools

To supplement in-person events, there are several options for online engagement activities. Online tools are especially useful for encouraging alternative opportunities for participation and reaching population groups that do not typically participate in public meetings. One tool we frequently use is the Social Pinpoint engagement platform. It provides interactive activities like the "Ideas Wall," a virtual visioning exercise where community members can post digital "sticky notes" to share their ideas, priorities, and goals for the Town. This tool could be accessed through the project website and launched at the outset of the project to gather high-level input from the public and help shape a shared vision for the future of Westport.





Ideas Wall: 161 comments
Public survey: 735 participants
Interactive Map: 205 comments

Millburn DOWNTOWN VISION PLAN

Public Survey

Additionally, we anticipate launching an online public survey around Month 7, to test priorities and recommendations. We suggest launching the survey ahead of the second workshop to ensure that session is informed by survey results and insights. We will share the draft survey with Town staff and the sub-committee to gather input and feedback before launching it publicly. We recommend the survey stays open for approximately one month, and is publicized through different channels, such as flyers, social media, e-blasts, etc. In addition to these channels, BFJ can mail out a postcard with a QR code to each Westport property owner based on information provided by the Tax Assessor. Community members can scan the QR code and submit an online survey or collect a hard-copy survey from various municipal locations, such as Town Hall, the Westport Center for Senior Activities, and the Westport Library.



Pop-Ups

In addition to online engagement, BFJ recommends attending community events to raise awareness and engage residents where they already gather. This typically involves setting up a booth at a farmers' market, festival, or other pre-existing event. We will work with the Town to identify three-four events that we could "piggyback" on to broaden awareness of the POCD. Pop-ups will provide key opportunities to conduct an interactive visioning exercise with community members who might not otherwise attend a formal workshop, as well as publicize upcoming in-person or online engagement.





2.3. Stakeholder Meetings and Focus Groups

BFJ will conduct conference call meetings with Town department heads, representatives from commissions and boards, and community representatives, to gather information on existing conditions and issues that will inform chapter development. We will coordinate with Town staff on the specific groups to target, but we anticipate hosting thematic focus groups with representatives from the following boards and commissions, supplemented by key Town staff and representatives of relevant organizations: :

- **Local Economy:** Westport Downtown Association, Chamber of Commerce, and Downtown Plan Implementation Committee
- **Parks and Recreation:** Parks Advisory Committee, Parks and Recreation Commission, Golf Advisory Committee, Racquets Advisory Committee
- **Conservation, Natural Resources, and Flooding:** Conservation Commission, Flood Control Board, Shellfish Commission, Sherwood Mill Pond Committee, Tree Board
- **Arts, History, and Culture:** Architectural Review Board, Arts Advisory Committee, Historic District Commission, Joint Committee, Wakeman Town Farm Committee, WestPAC
- **Housing:** Affordable Housing Committee, Fair Rent Commission, Housing Authority
- **Human Services:** Commission for Senior Services, Commission on People with Disabilities, Human Services Commission, Youth Commission

In advance of each focus group, BFJ will send a detailed questionnaire to participants to help guide the conversation and provide an opportunity to gather additional information. If specific information is needed to inform chapter development, we can schedule follow-up calls with representatives.

2.4. Townwide Workshops (2)

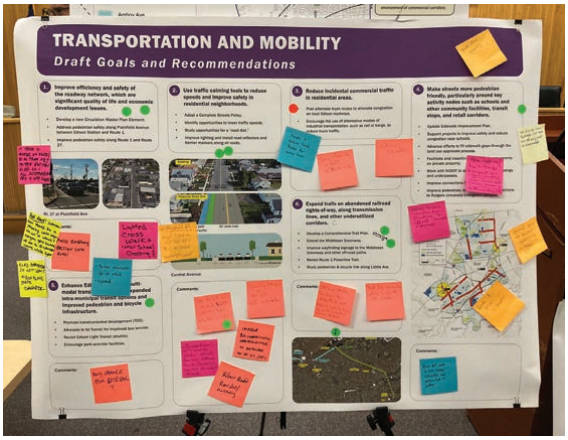
BFJ anticipates facilitating two town-wide workshops to raise awareness about the POCD, build consensus on community priorities, and address key issues and opportunities.

Public Workshop 1: Vision, Issues and Opportunities

The main objective of the first workshop will be to introduce the project to the public, inform them of the various ways they can provide input, and begin establishing the POCD vision and goals. The exact format of the workshop will be developed with Town staff and the sub-committee. We often suggest formatting this workshop as an interactive Open House with a brief introductory presentation. The presentation will explain the overall process of the POCD update, timeline, and initial goals. Following the presentation, participants will have an opportunity to browse among various stations organized around thematic areas of the POCD and indicate their priorities and goals for the Town. We suggest hosting the workshop in person at a central location, potentially at the Westport Library or Staples High School.

Public Workshop 2: Draft Strategies and Recommendations

The goal of the second workshop is to seek feedback from the community on the Draft Plan's goals, strategies, and recommendations. This workshop could be held as a facilitated Town Hall, in which the BFJ team presents the key points of the Draft Plan, allowing for questions and the comments from the public following the presentation. Following this workshop, BFJ will work with the sub-committee to incorporate public feedback into the Final Plan. Like the first workshop, this would be an in-person event.





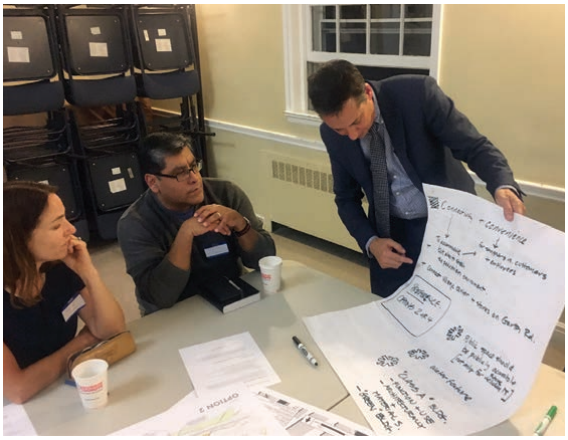
2.5. Topic-Based Sessions (5)

BFJ anticipates facilitating five virtual topic-based sessions.

We propose the following topic areas for each session

- Natural Resources and Coastal Areas
- Businesses and Economic Development
- Connectivity and Mobility
- Arts, Culture, and Community

Sessions could be facilitated as small group discussions, providing an opportunity to gather direct public feedback and ideas. BFJ can provide maps and discussion questions for each session, ensuring meetings are productive. These meetings are expected to take place during Months 6-8 with the intention of informing the development of draft chapters.





2.6. *Charrette on Housing and Infrastructure*

Consistent with the RFP, BFJ proposes hosting a charette dedicated to housing and infrastructure in Month 9. The charette could be held at a central location, such as the Westport Library or Staples High School, and hosted on a weekend day if desired by the Town to increase attendance. The charette could be centered around key discussion questions, such as:

- How should the Town guide future growth or change in areas such as, Downtown, Saugatuck Center, Route 1, and residential neighborhoods?
- How should the Town address the region's growing needs for affordable, workforce, and senior housing?
- What are the community's preferences for the scale and look of new housing?
- What improvements to the town's services and facilities are needed to support a high quality of life in the community?

To answer these and other questions that may arise during the planning process, our team will design a structured set of activities that mix interactive graphic tools, facilitated discussions, and self-guided written input. The specific design and format of the charrette will be created based on input from the POCD sub-committee and Town staff, but we envision a session that is generally comparable to a typical workshop in terms of length yet includes more interactive activities such as:

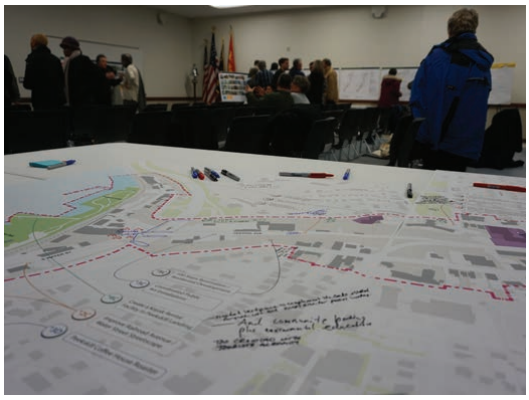
- Live-polling and ice breaker exercises to engage participants and get them thinking about the key issues.
- Large-scale maps to target constraints, as well as opportunity areas. Community members will have the opportunity to annotate maps and graphics to show areas where growth should occur, areas that are sensitive areas and should be preserved, and areas that need infrastructure improvements.
- Rotating small group discussions focused on topic areas.
- Visual preference surveys, using sample imagery, to explore various housing types and styles and indicate levels of support for them in different settings in Westport.
- Voting/ranking activities to indicate priorities and trade-offs that should be considered in future scenario planning.

We also propose providing a "neighborhood comments corner," allowing residents to place sticky notes or comment cards on boards specifically dedicated to geographic area's of the Town.

The overall intent of the charrette is to create an engaging and fun session for participants to dig into the planning issues and priorities surrounding growth and development in Westport. The BFJ team will staff and run the session, but we also anticipate that POCD sub-committee members and/or Planning and Zoning Commissioners will be involved facilitating small group discussions and other aspects of the charrette. We have found that tasking plan committee members with specific engagement components gives them ownership over the resulting recommendations and strategies, builds trust among participants, and can help to tailor discussions to highly localized issues.

After the charrette, BFJ will produce a detailed summary report, with accompanying graphics, to illustrate the outcomes, in terms of participants' vision, priorities, and concerns. This information will directly inform the housing, infrastructure, and future land use elements of the POCD.





Task 3: Data Collection and Analysis

3.1 Analysis of Current Conditions and Trends

BFJ will collect a range of qualitative and quantitative information based on site visits, mapping analysis, discussions with Town staff and stakeholders, and trends and existing patterns analysis. We will include easy-to-read charts and infographics to tell the story.

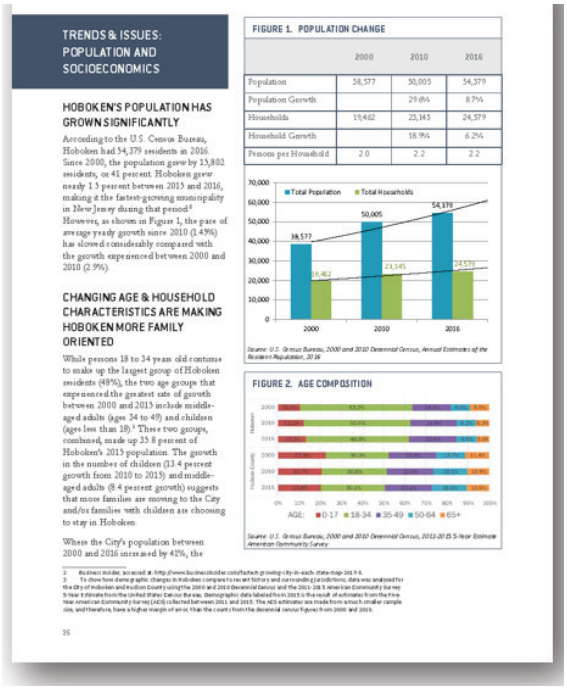
This early phase of work will be critical to develop a comprehensive picture of where Westport is today, how it has evolved since the 2017 POCD, and how it compares with the rest of the region. This work will be incorporated into the final POCD to provide context for each topic/chapter. The data collected will include, but not be limited to:

- Historical development patterns and regional setting
- Socioeconomic analysis, including demographic characteristics, housing characteristics, and economic development
- Existing land use, zoning, transportation, natural resources, and environmental constraints

BFJ will work with Town staff to gather any existing Geographic Information Systems (GIS) data from the Town, WestCOG, Connecticut Department of Energy & Environmental Protection (DEEP), UCONN Map and Geographic Information (MAGIC), and other municipal records. Tighe & Bond will collect data on stormwater drainage, utilities, i.e., water, sewer, natural gas, telecommunications, and coastal management and flooding. Additionally, Urbanomics will conduct an analysis of socioeconomic conditions, focusing on demographics, income levels, employment trends, and housing characteristics. The findings will help ensure that the Plan's recommendations align with current conditions and anticipated future trends.

3.2. *Review Existing Plans and Regulations*

The BFJ team will review the previous 2017 POCD and other relevant policies, plans and studies, as well as regional efforts that may be relevant for the purposes of this POCD update. The previous POCD will inform our work regarding strategies that have successfully advanced the goals set forth in that Plan, as well as goals and recommendations that may still be relevant today. A description of relevant plans can be found in the proposal's Project Approach. Our recent work in this area of Connecticut has provided us with a strong understanding of the regional context and emerging planning trends.



TRENDS & ISSUES: POPULATION AND SOCIOECONOMICS

HOBOKEN'S POPULATION HAS GROWN SIGNIFICANTLY

According to the U.S. Census Bureau, Hoboken had 54,379 residents in 2016. Since 2000, the population grew by 15,802 residents, or 41 percent. Hoboken grew nearly 1.5 percent between 2015 and 2016, making it the fastest-growing municipality in New Jersey during that period.[2] However, as shown in Figure 1, the pace of average yearly growth since 2010 (1.49%) has slowed considerably compared with the growth experienced between 2000 and 2010 (2.9%).

CHANGING AGE & HOUSEHOLD CHARACTERISTICS ARE MAKING HOBOKEN MORE FAMILY ORIENTED

While persons 18 to 34 years old continue to make up the largest group of Hoboken residents (48%), the two age groups that experienced the greatest rate of growth between 2000 and 2015 include middle-aged adults (age 34 to 49) and children (ages less than 18).[3] These two groups, combined, made up 35.8 percent of Hoboken's 2015 population. The growth in the number of children (13.4 percent growth from 2010 to 2015) and middle-aged adults (8.4 percent growth) suggests that more families are moving to the City and/or families with children are choosing to stay in Hoboken.

Where the City's population between 2000 and 2016 increased by 41%, the

FIGURE 1. POPULATION CHANGE

	2000	2010	2016
Population	38,577	50,005	54,379
Population Growth		29.6%	8.7%
Households	19,462	23,145	24,579
Household Growth		18.9%	6.2%
Persons per Household	2.0	2.2	2.2

Source: U.S. Census Bureau, 2000 and 2010 Decennial Census, Annual Estimates of the Resident Population, 2016

FIGURE 2. AGE COMPOSITION

Source: U.S. Census Bureau, 2000 and 2010 Decennial Census, 2011-2015 5-Year Estimate American Community Survey

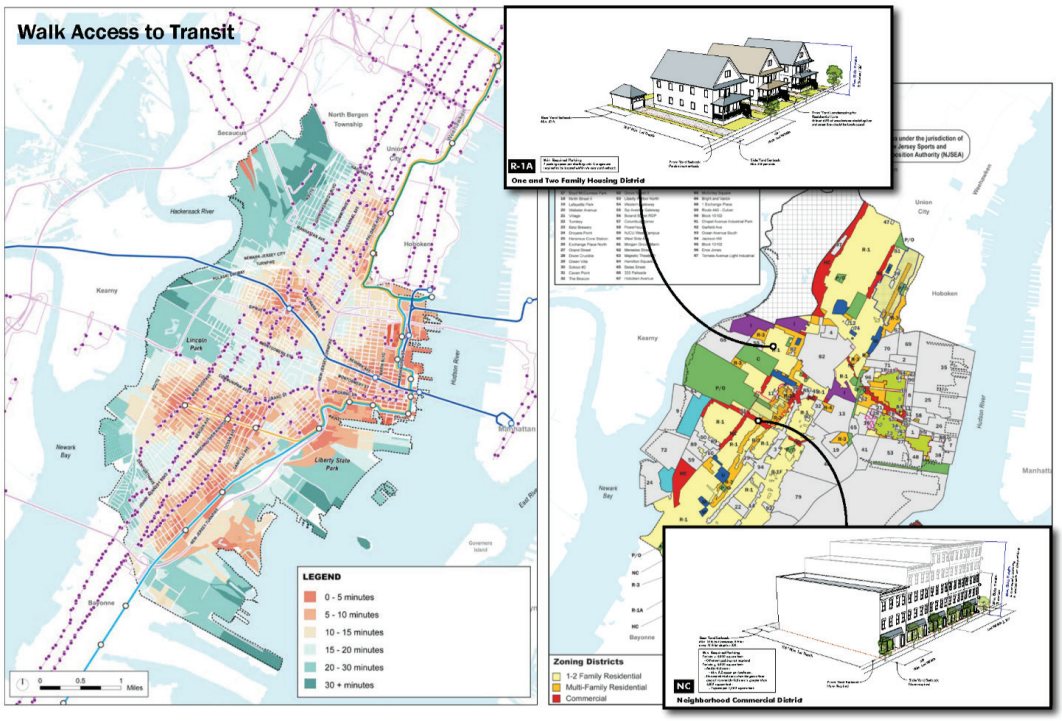
3.3. *Review of HB 8002 Compliance*

HB 8002, adopted in 2025, includes several policy requirements for Connecticut municipalities. For example, it requires that municipalities either develop a municipal housing growth plan or comply with their regional housing growth plan. Regional housing growth plans are to be developed by CT regional councils of governments in coordination with municipalities and approved by the State Office of Policy and Management (OPM). Other requirements relate to land use and zoning and go into effect on July 1, 2026. Two impactful changes to zoning include requirements for transit community middle housing development and parking standards. Zoning regulations cannot require a minimum number of off-street parking spaces for residential developments with less than 16 units unless the municipality adopts a conservation and traffic mitigation district. Additionally, zoning regulations are required to allow for the development of a transit community middle housing development (2-9 units) or mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review.

BFJ will evaluate the Town's compliance with the various requirements outlined in HB 8002, with a particular emphasis on the items that are effective July 1, 2026. We are very familiar with HB 8002, as well as other recent public acts, and are in the process of comprehensively updating New Canaan's Zoning Regulations to ensure legal compliance. BFJ is also aware of ongoing work by COGs and OPM to provide guidance and interpretation on various requirements. For this task, we will ensure the project team's analysis is aligned with the Town's legal counsel.

3.4. *Existing Conditions Report and Initial Findings*

Task 3 will culminate in the creation of an Existing Conditions Report that is graphically rich, including maps, images, and diagrams. The report will incorporate analysis on demographics, land use, housing, economic development, natural resources, transportation, public facilities, housing, and other relevant topics. Initial findings will inform development of draft chapters. Additionally, BFJ will include recommendations on additional planning, architectural, engineering, and real estate analyses and feasibility studies the Town should undertake to advance the ongoing work in the POCD.



Task 4: Vision and Goal Setting

4.1 Vision, Goals, and Priorities

A critical component of this process will be reviewing and re-evaluating goals from the 2017 POCD to understand whether they still apply today or how they may have evolved since its adoption. We often present a summary of this re-evaluation at the first workshop to compare the previous goals to today's priorities. This provides the public with an opportunity to react to the past goals and offer input on how these may have changed.

The first workshop, online visioning tool, and stakeholder interviews will help develop a community-driven vision for the future of Westport. The vision will be accompanied by a set of goals that speak to the various issues and opportunities identified during the planning process. Discussions with the sub-committee and Town staff will help refine the vision and goals which will then be presented in the survey for further public feedback.

Task 5: Plan Development

5.1 Draft Plan Chapters

The preparation of the Plan will effectively begin with the collection of existing conditions data, which is covered in Task 3. Analysis of this data will be incorporated into the appropriate sections of the POCD to inform each chapter's issues, opportunities, and recommendations.

We propose structuring the Plan by topic-related strategies, mirroring the 2017 POCD. We recommend incorporating a dedicated chapter on Sustainability and Resiliency-Related Strategies to assess best practices and outline actionable steps toward strengthening the Town's environmental sustainability and resilience. The chapter organization will be confirmed at the project kickoff meeting and may be modified based on further input.

1. Introduction

   The introduction will set the stage for the various POCD topic areas. It will describe the purpose of the document, as well as the Vision and Goals set forth by the community and an overview of the planning process itself. This section can also incorporate an executive summary that will illustrate the goals and recommendations of the Plan in a concise format.

   Additionally, this chapter will include a summary of the history and regional context of the Town, as well as demographic and economic conditions analyses. BFJ will identify key issues resulting from trends, particularly those that have an impact on land use, such as housing affordability, changes in age composition of households, and shifts in market demand and employment. These findings will inform the following sections and related recommendations.

2. Conservation-Related Strategies

   Parks and Open Space

   The Town of Westport boasts a variety of natural resources, including open space, parks, nature preserves, and beaches. BFJ will review changes in open space since 2017 and identify areas for potential improvement and/or expansion.

   Historic and Cultural Assets

   BFJ will review and update the historic resources section, an important piece in the preservation of Westport's unique history and assets. We will provide an inventory of existing resources, illustrated in a map, and identify potential strategies to enhance historic resources as well as available funding sources dedicated to historic preservation.

   Coastal Areas

   The Town of Westport contains several coastal areas with significant resources. Tighe & Bond will evaluate flood hazard mitigation, tidal wetlands habitat protection, and water quality. Maps will illustrate coastal areas, wetlands, and floodplains. This chapter will also discuss ways to enhance coastal access, as well as ways to protect public facilities and private properties from flood risk.

   Natural Resources

   Understanding and managing natural resources is crucial for promoting sustainable development. Tighe & Bond will leverage their environmental engineering expertise to inventory the town's diverse natural resources including watercourses, wetlands, steep slopes, and biodiverse areas.

3. Sustainability and Resiliency-Related Strategies

   Westport has historically been a leader in promoting sustainability and resiliency. For example, it was the first town in Connecticut to both establish "Net-Zero by 2050" as a town goal and to have that goal endorsed by its elected body. The 2027 POCD will build off this leadership in sustainability to promote best practices for low impact development, energy and water conservation, and waste reduction. Existing climate resiliency initiatives and hazard mitigation plans will also be reviewed and summarized.

4. Development-Related Strategies

   Business and Economic Development

   For the business and economic development section, we will review the zoning and business attraction strategies to evaluate if there are any barriers for businesses to open in Westport. Stakeholder interviews will be critical to ensure that we have the latest information in terms of vacancy rates, market demand, and ongoing business attraction efforts.

An evaluation of Downtown Westport will be conducted in this section, as it plays an important role in economic development and quality of life for residents. Recent and ongoing projects in Downtown Westport will also be part of this review. Other commercial corridors and areas, such as the Saugatuck business district and the Route 1 corridor, will be assessed for their health and needs.

Residential Development
Housing will be a key focus of this section, given the widespread challenges of affordability and limited housing choice throughout the region. Urbanomics will lead the analysis of the town's existing housing stock, housing demand, and any opportunities for sustainable growth. This chapter will also look at issues of appropriate residential development and scale.

5. Infrastructure-Related Strategies

Mobility and Transportation
The existing road network, public transportation options, and bicycle and pedestrian facilities will be described and evaluated. Problematic intersections will be identified through crash data analysis, and gaps in the existing pedestrian and bicycling infrastructure will be discussed. This section will take a Complete Streets approach, identifying strategies to promote bike, pedestrian, and public transit transportation and improve user safety. This section will also build from BFJ's existing knowledge of parking in the area.

Community Facilities
The Community Facilities section will inventory and assess existing government buildings, public safety facilities, educational institutions, and recreational and cultural facilities. Issues and opportunities will be identified to assess if any capital projects are needed in the short- to medium-term.

Infrastructure and Utilities
Tighe & Bond will review existing reports and studies pertaining to utilities and infrastructure to understand the age, capacity, and performance of systems. The project team will work with Westport's Public Works Department staff to document recent and planned upgrades and infrastructure projects related to stormwater drainage and utilities, i.e., water, sewer, natural gas, and telecommunications.

6. *Future Land Use Plan and Implementation*
The POCD will conclude with a Future Land Use Plan that will broadly reflect how recommendations are anticipated to affect land use. In addition, BFJ will provide an Implementation Plan that will outline the POCD's recommendations, organized by theme, and identify the following: priority, timeframe (short-, medium-, and long-term), responsible party and/or partners, and order-of-magnitude cost. The Implementation Plan will help the Town track progress, as well as prioritize specific recommendations when preparing the yearly fiscal budget.

5.2 Draft of Plan

As illustrated in the timeline, opportunities for public input will begin with the first workshop and continue throughout the development of the Draft Plan, with the second public workshop, five topic-based meetings, and charette being key opportunities to gather specific feedback on draft chapters and recommendations. Additionally, all draft chapters will be posted online as they are developed.

This task will conclude with a Draft POCD. Draft chapters will be shared with the Town and the sub-committee as they are developed to ensure alignment on strategies and approach throughout the process. BFJ will present the Draft Plan to the Planning & Zoning Commission at the end of Month 12, providing an opportunity to gather their feedback and initial revisions.



Task 6: Public Review and Revision

6.1 Draft POCD Presentation

At the second public workshop, BFJ will present the Draft POCD to the public (see Task 2.4). The presentation will give the project team an opportunity to validate concepts with community input and refine final recommendations.

6.2. Revisions

During this task, the Planning & Zoning Commission will have time to review the full Draft POCD as submitted by the sub-committee. The Planning & Zoning Commission can also distribute the POCD to the Board of Selectmen for feedback. The duration of this task is extended to allow flexibility in timing over the summer months and to ensure sufficient opportunity for public review of the document following its publication on the project website.

The Planning & Zoning Commission will provide comments and revisions on this Draft Plan, which will be collected by the BFJ Team at a meeting at the end of Month 16. Following the meeting, BFJ will incorporate all comments and potential changes into the Final Draft Plan emerging from this round of revisions.

Task 7: Final Plan and Adoption

7.1 Final Draft Plan

The Final Plan will be laid out in Indesign and include photos, maps, and diagrams. The Final POCD document will include all appendices and supporting materials, such as public engagement summaries. This draft will be posted online for public review ahead of the Public Hearing.

7.2. Statutory Review

BFJ will ensure the Town complies with CGS Section 8-23 and all necessary review periods. BFJ will assist the Town in submitting copies of the Draft POCD to WestCOG for its 65-day review period. Additionally, in accordance with Public Act No. 25-33, BFJ will assist the Town in referring the Draft POCD to CT DEEP for review at least 35 days prior to the Public Hearing. BFJ will review any feedback with the Planning & Zoning Commission ahead of the Public Hearing.

7.3.Public Hearing & Adoption

The formal Public Hearing will take place following the 65-day review period. The public will have the opportunity to provide comments on the Draft Plan before the Planning & Zoning Commission considers it for adoption. Town staff will publish Public Hearing notices in a local newspaper(s) prior to the hearing. The Public Hearing will also be publicized in the community through press releases and website/ social media announcements, as described above. The Planning & Zoning Commission can either choose to adopt the POCD following the Public Hearing or at the next meeting dependent on the number of comments gathered at the Public Hearing.



Task 8: Post-Adoption Deliverables

8.1. Implementation Plan

Following the adoption of the Final POCD, BFJ will provide the Town with a “digital form” to be used by Town staff to update the Planning & Zoning Commission annually on plan implementation. The POCD alone cannot initiate change. The Plan needs to be actively implemented through coordination between departments, boards, commissions, and elected officials. The fillable digital form will detail key recommendations, the general timeframe for each action, and the primary entity responsible for implementation. All actions are dependent on the availability of funding or other economic factors impacting the Town, yet this checklist can help guide future decisions.

8.2. Summaries

BFJ will develop a visually dynamic executive summary identifying the key issues and objectives raised in the Final POCD. This document will be a digestible overview of the Plan’s key messaging for circulation to approving bodies and publication on the Town’s website.

Single-page summaries for each goal will also be developed. Each document will highlight the objectives associated with achieving the Plan’s goals and be supported by clear and impactful graphics.

Additionally, BFJ will provide a concise summary of public participation. The document will emphasize the extensive outreach conducted by the Town throughout the project. It will serve as an educational resource for municipal bodies and the public, and will incorporate clear, compelling visual elements suitable for publication on the Town's website.

The Difficulty field generally categorizes the type of barriers to implementation:

*	Relatively easy actions that can be conducted immediately. This could include changes to local ordinances, partnerships, and small budge: expenditures. It also includes activities or policies already in place that should be continued.
**	Actions that require further study potentially with a relatively simple regulatory change or projects that involve continued coordination with a partner.
***	Actions that require study with follow-up capital improvements or a more complicated regulatory change. One example is the creation and adoption of a redevelopment plan.
****	These actions have at least one of the following: High cost item, requires coordination or approval of multiple partners, and/or has other constraints or contingencies
*****	These actions have at more than one of the following: High cost item, requires coordination or approval of multiple partners, and/or has other constraints or contingencies. These items may also include long term capital projects such as upgrades to Township-wide infrastructure.

A: Traffic Circulation and Mobility

A.1: Develop a new Circulation Master Plan Element

Would provide a deeper analysis of roadway network with a prioritization of policies and infrastructure upgrades and improvements to improve safety and efficiency of circulation network for all users. The following could be included in this Element or as stand-alone projects:

- Reduce and rationalize traffic speed limits
- Improve pedestrian safety along key corridors (Plainfield Avenue, Oak Tree Road, Route 1 and Route 27)
- Consider potential corridors for a "road diet"
- Install lighting and roadway reflectors

Type	*Responsible*	*Partners*	*Difficulty*
Policy/Regulation; Program/Study	Planning Board	DPW, Department of Planning and Engineering	***

A.2: Adopt a Complete Streets Policy

Establish regulation affirming that Edison will plan, design, and maintain streets so they are safe for all users of all ages and abilities.

Type	*Responsible*	*Partners*	*Difficulty*
Policy/Regulation	Township Council	Department of Planning and Engineering	*

A.3: Update Sidewalk Improvement Plan

Develop a plan (or update existing plan) that would inventory sidewalks by documenting conditions, establishing priorities for new sidewalks or repair, and developing programmatic recommendations fill in gaps in the network. This effort could be pursued together with the new Circulation Element, or could be undertaken as a separate project.

Type	*Responsible*	*Partners*	*Difficulty*
Program/Study	Department of Planning and Engineering		***

A.4: Pursue Safe Routes to Schools and Safe Streets and Roads studies and grant applications

These federal programs provide funding to support action plans that address roadway safety issues in a community.

Type	*Responsible*	*Partners*	*Difficulty*
Program/Study; Grant Application	Department of Planning and Engineering or Edison BOE	DPW, Township Council, Board of Education	**

A.5: Study bike connection to Rutgers University

Work with Rutgers University to build bicycle connections from the Livingston Campus to the Edison Train Station and Route 1.

Type	*Responsible*	*Partners*	*Difficulty*
Program/Study	Department of Planning and Engineering	Open Space Committee	***

8

Budget

BUDGET

The hourly rates and estimated staff hours per task are provided in response to the specifications noted in the Town's RFP. Based on this scope of work, BFJ proposes a total not-to-exceed amount of $193,500.

PROPOSAL FORM

The undersigned declares that she/he has carefully examined the RFP and proposes to perform the services as follows.

Personnel:

Name / Title	Description of Role	Hourly Rate	Estimated Hours Per Task
See table on following page for detailed estimates.			

Fee:

Fee for preparation of the Town's 2027 Plan of Conservation and Development (in words) _____
Two hundred forty-nine thousand four hundred seventy-five dollars. ($ 249,475 .00).

Acknowledgement of Addenda

Respondent hereby acknowledges receipt of all Addenda through and including:

No Addenda available.
Addendum No. _____, dated _____
Addendum No. _____, dated _____
Addendum No. _____, dated _____

INITIAL BUDGET COMPARED TO REVISED BUDGET

Task	Description	Initial Budget	Revised Budget
1	Project Initiation and Management	$40,000	$30,000
2	Community Engagement and Stakeholder Involvement	$76,000	$49,500
	Public Engagement Strategy	*$1,500*	*$1,500*
	Online Engagement, Survey, Pop-Ups	*$15,000*	*$15,000*
	Stakeholder Meetings and Focus Groups	*$10,000*	*$8,000*
	Townwide Workshops (2)	*$12,000*	*$10,000*
	Neighborhood Sessions (5)	*$25,000*	*$10,000*
	Charrette	*$12,500*	*$5,000*
3	Data Collection and Analysis	$28,000	$23,000
4	Vision and Goal Setting	$5,000	$5,000
5	Plan Development	$75,000	$62,000
6	Public Review and Revision	$7,500	$7,500
7	Final Plan and Adoption	$10,000	$10,000
8	Post-Adoption Deliverables	$8,500	$6,500
	TOTAL BUDGET	**$250,000**	**$193,500**

9

Resources from Town

RESOURCES FROM TOWN

List of Resources and Assistance Needed from the Town of Westport

Attend Key Meetings: Town staff should join the consultant team at the kick-off meeting to help confirm our timeline and scope of work. Town staff are also encouraged to attend ongoing sub-committee meetings, public workshops, and public hearings to provide information and stay informed on the project's progress.

Website: Whether the project website is hosted as a standalone website or a section on the Town's website, the creation of a dedicated webpage will require coordination with the Town's IT department.

Stakeholder Identification and Contact Information: As part of our outreach, we plan to speak with Department heads, Committee and Commission Chairs, and other community organization leaders. The Town can help us identify these stakeholders and provide their contact information.

Introductions: The Town may want to make formal introductions to connect the consultant team with stakeholders. Town officials may also want to make introductions, opening remarks, and closing remarks at public workshops.

Provide GIS, Data, Ongoing Initiatives, and Relevant Planning Documents: It is useful for the Town to provide us with GIS and other data (e.g., zoning maps, land use maps, and others as available), information about ongoing initiatives (e.g., large developments planned or under review, code revisions, zoning changes, prior applications, feasibility reports), and prior plans (if not already accessible online). We may also request pertinent data from various departments, such as sewer capacity studies from the Department of Public Works.

Make Local Arrangements for Workshops: The Town can help to identify appropriate venues to host public workshops and help coordinate those events. Typically, this involves checking the venue's availability, ensuring enough tables and chairs are provided, and coordinating with us on projection and sound needs, video recording, and other logistical arrangements.

Promote Public Workshops and Participation: The Town can assist in spreading the word about online participation, public workshops, and public hearings. This promotion may involve sending e-blasts, posting on the Town's social media, sharing information in newsletters, sending press releases to local media, and inviting local TV stations or journalists to public events. We can provide text and graphics for press kits and social media posts and will work closely with Town staff to refine the content and schedule.

Assist with Hard-Copy, Public-Facing Materials: Town staff can help distribute and collect hard copies of the public surveys. Town Staff can also assist in posting or mailing hard-copy flyers promoting public workshops. We can provide ready-to-print documents for these surveys and flyers.

Review and Distribute Public Notices and Documents: The Town will need to provide proper notice for the public workshops and hearing on its website and through other channels. As we produce draft deliverables and chapters with the POCD sub-committee, we would appreciate Town staff review drafts and provide permission to publish documents on the project website for public review.

10

Draft Table of Contents

DRAFT TABLE OF CONTENTS

The BFJ Planning team anticipates maintaining the overall themes identified in the 2017 POCD, while incorporating modern approaches to sustainability and resiliency through the planning process. We propose the following chapter structure organized by topic to address the evolving needs of the Westport community:

Introduction

- Introduction
- Overview of Planning Process
- Conditions, Trends, and Community Issues/Concerns
- Vision Statement, Goals, and Objectives

Conservation-Related Strategies

- Maintain And Enhance Historic and Cultural Assets
- Preserve Open Space
- Manage Coastal Areas
- Protect Natural Resources

Sustainability and Resiliency-Related Strategies

- Promote Sustainability and Resiliency

Development-Related Strategies

- Maintain Strong Centers with a Sense of Place
- Guide Business and Economic Development
- Guide Residential Development

Infrastructure-Related Strategies

- Enhance Pedestrian, Bicycle and Transit Options
- Address Vehicular Transportation Issues
- Address Community Facility Needs
- Address Infrastructure Needs

Conclusion

- Future Land Use Plan
- Implementation and Next Steps

11

Sample Graphics

SAMPLE GRAPHICS

We have included below a selection of representative examples of plans that BFJ has recently completed in the region. These sample plans demonstrate our experience preparing clear, implementable plans rooted in strong community engagement, rigorous technical analysis, and visually compelling presentation. We are happy to provide additional examples, if so desired.

Wilton Center Master Plan

https://www.wiltonct.gov/planning-zoning-commission/files/wilton-center-area-master-plan-3

Orange Plan of Conservation and Development

https://www.orange-ct.gov/DocumentCenter/View/5464/2025-Orange-Plan-of-Conservation-and-Development

oneWP Comprehensive Plan

https://one-white-plains-comprehensive-plan-1-wp-planning.hub.arcgis.com/

12

Perspective on Planning Concepts

PERSPECTIVE ON PLANNING CONCEPTS

Perspective on National and State Level Planning Concepts, Issues and Solutions

The BFJ Team is composed of highly qualified professionals with proven experience completing Plans of Conservation and Development (POCDs), land use and zoning regulation updates, neighborhood plans, and technical analyses throughout Fairfield County and the New York Metropolitan Region. Each of the BFJ Planning members included in this proposal is certified through the American Institute of Certified Planners (AICP). The AICP certification is facilitated through the American Planning Association (APA) and is the only nationwide, independent verification of professional planners' qualifications in the country. To maintain certification through this program, BFJ staff regularly participate in APA conferences, attend educational events, and keep up to date on best practices.

The following section outlines key issues that BFJ has commonly encountered in the development of POCDs. We recognize that Westport is home to highly engaged residents who take great pride in their community. Building consensus can be challenging when residents hold differing perspectives on how community goals should be achieved. BFJ has extensive experience working in communities with diverse, and at times conflicting, visions for the future. Through education, facilitation of constructive dialogue, and clear communication of best practices, we help communities navigate these differences and identify areas of agreement. Through this process, BFJ will draw on our local expertise and regional knowledge to assist the Town in developing a plan that reflects community aspirations while remaining actionable and achievable in both the short and long term.

Housing

Housing is a major area of focus in POCDs. Through public workshops, surveys, stakeholder interviews, and community meetings, municipalities gather input to understand priorities, opportunities for growth, and areas where change may be appropriate. Below is a summary of major themes that have consistently arisen in our work on POCDs.

Housing Affordability

Housing affordability is consistently identified across POCDs as a major regional challenge, driven by rising property values and household incomes that have not kept pace. Communities report that younger residents and families are being priced out, while seniors who want to age in place struggle to find smaller, moderately priced units or manage increasing property taxes. The lack of options for downsizing means that many older residents choose to age in place, resulting in fewer homes being made available to younger residents and families. There is also a persistent need for workforce housing to support teachers, first responders, municipal staff, and other essential workers who often cannot afford to live in the communities they serve.

Achieving greater affordability is complicated by physical, economic, and social constraints. Many municipalities, particularly in Fairfield County, are largely built-out, with limited vacant land available for new housing. High land and construction costs, combined with labor shortages, often push developers toward building higher-priced, luxury-style units. Infrastructure limitations, especially related to sewer capacity, further restrict development potential. At the same time, concerns about school enrollment, traffic, and neighborhood character can create resistance to new housing or increased density, even when communities recognize the need for more options.

Smart Growth and Mixed-Use Development

Many municipalities in the region have advanced smart growth strategies to support targeted development, provide new housing opportunities, strengthen commercial centers, and leverage existing and planned infrastructure. These strategies often encourage higher-density residential uses or mixed-use areas with ground floor retail and housing above. New growth is typically directed away from established single-family neighborhoods and focused instead in areas where infrastructure already exists, and where walkability, transit access, and a built-in customer base support local businesses and active street life. This includes transit-oriented development near train stations, infill and redevelopment in historic downtown cores, and mixed-use investment in selected waterfront areas.

Municipalities are also increasingly exploring ways to convert underutilized office and institutional buildings into new residential uses. These efforts include the creation of duplexes, small multifamily buildings, and larger conversions of former offices, schools, or religious properties.

Increased Housing Typologies

To bridge the gap between single-family homes and high-rise apartments, communities are exploring “missing middle” typologies like townhomes, fourplexes, and duplexes. These forms are designed to maintain similar characteristics to existing neighborhoods in terms of height, scale, and general appearance, while providing for new unit types and more choice for residents.

This approach is also effective in built-out communities where vacant land is limited. Promoting infill and redevelopment can help to introduce new housing types within existing neighborhood patterns, without large-scale redevelopment. Many communities are also evaluating specialized housing models such as live-work units, micro-units, and senior-oriented housing to broaden their range of options while preserving neighborhood character and supporting compact, transit-accessible development.

Out of Scale Residential Development

Many Connecticut communities are experiencing a visible shift in residential redevelopment patterns as older homes are replaced with large new constructions that reach the maximum size allowed by zoning. This trend is often driven by high land values and a strong regional housing market that encourages property owners and developers to pursue the largest possible building footprint. In many neighborhoods, the result is new homes that feel significantly larger and taller than the existing housing stock, creating a mismatch between long-standing architectural patterns and current redevelopment activity.

Communities across Fairfield County are exploring and adopting regulatory measures to address these concerns. Some municipalities have implemented or evaluated the use of floor area ratio (FAR) requirements to keep new construction proportionate to lot size even when other zoning standards are met. Additionally, some communities are adjusting the way zoning regulates scale through the implementation of village districts, overlay zones, and design review guidelines. These standards require that major alterations and new homes respond to the established context to maintain the visual rhythm and character of existing neighborhoods.

Accessory Dwelling Units (ADUs)

ADUs provide a flexible way to add housing while maintaining the character of established neighborhoods. These small units, located within a principal residence or in an accessory structure, create naturally affordable options due to their scale and use of existing lots. ADUs can support aging in place and multigenerational living and provide supplemental income to homeowners. Because they blend into existing areas and are typically modest and dispersed, ADUs allow communities to broaden housing choices without significant visual or physical impacts. As a relatively new planning concept for the wider community, the introduction of ADUs into a community should be accompanied by education and tailored standards to avoid unintended impacts.

Inclusionary Zoning

Inclusionary zoning is a common strategy that municipalities use to expand affordable housing by requiring a percentage of units in new residential developments to be reserved for households at specified income levels. Westport's Inclusionary Housing Overlay District (IHZ) requires at least 20% of the floor area of all residential units to be deed restricted as affordable in accordance with CT General Statutes §8-30g. Properties within select zoning districts can qualify for the IHZ designation and receive bonuses to area and bulk standards, such as density and FAR, in exchange for providing affordable housing.

Connecticut House Bill 8002 (HB 8002)

HB 8002, adopted in November 2025, focuses on spurring housing growth statewide. It requires that municipalities either develop a municipal housing growth plan or comply with their regional housing growth plan. Regional housing growth plans are to be developed by Connecticut's regional Councils of Governments (COGs) in coordination with municipalities and approved by the State Office of Policy and Management (OPM). Municipal housing growth plans must include the identification of specific zones or parcels that may be developed to meet the municipality's affordable housing goal, the strategies the municipality has adopted or will adopt to improve the accessibility of affordable units, an identification of the projected infrastructure needs, and an implementation schedule for the policies, strategies, and other actions to achieve the municipal affordable housing goal. Housing growth plans are required to be submitted by June 1, 2029, for WestCOG and its municipalities.

Other requirements related to land use and zoning go into effect on July 1, 2026. These include requirements for transit community middle housing development and parking standards. Zoning regulations will be required to allow for the development of a transit community middle housing development (2-9 units) or mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review. Additionally, zoning regulations will not be allowed to require a minimum number of off-street parking spaces for residential developments with less than 16 units unless the municipality adopts a conservation and traffic mitigation district. BFJ is working with the Town of New Canaan to update their Zoning Regulations to ensure compliance with these regulations and is aware of ongoing work by COGs and OPM to provide guidance on municipal implementation of these laws.

Transportation

Complete Streets

POCDs consistently focus on creating transportation systems that are safe, reliable, and accessible for all users. Many municipalities are adopting Complete Streets and Vision Zero policies that balance the needs of drivers, pedestrians, bicyclists, and transit riders. Although conditions vary widely across the state, local plans often highlight concerns about pedestrian safety, limited multimodal options, and the challenge of connecting neighborhoods to commercial districts and transit hubs. These issues shape a shared vision for a more integrated and equitable transportation network.

Parking Management

Parking management remains a significant issue in many downtowns where demand is highest during evenings and weekends. Most commercial centers have limited space for additional parking, and municipalities often need to find solutions within existing land use patterns. These constraints also affect new development since traditional parking requirements can make mixed use and infill projects difficult to advance. As a result, communities are pursuing shared strategies that maximize available supply. At the same time, with the growth of the delivery economy and ride-hailing services, many communities are having to adjust their loading requirements or provide for dedicated space for deliveries and pick-up/drop-off. Meanwhile, many restaurants that pivoted to providing pick-up or delivery service during the pandemic have retained those options, requiring space for delivery drivers and very short-term (i.e., 15-minute) parking to accommodate these amenities.

Natural Resources

Natural resources are a central focus of POCDs, where communities consistently identify shorelines, wetlands, steep slopes, riparian areas, groundwater resources, and tree canopies as defining features of local character and environmental health. These resources provide essential ecosystem functions that support clean air and water, maintain habitat and biodiversity, and contribute to a community's sense of place, thereby serving as integral components of community sustainability and resilience. Plans frequently emphasize that natural systems offer additional public benefits, including opportunities for recreation, aesthetic value, and contributions to quality of life. Because development can increase impervious surface areas, disturb habitat, or affect water quality, municipalities underscore the need to manage growth in ways that maintain the ecological functions that residents depend on.

Sustainability

Municipalities across the region use a variety of organizational frameworks to address sustainability, often choosing between standalone chapters and integrated thematic approaches. Even in plans with standalone sustainability chapters, sustainability is treated as a holistic value that must intersect with transportation, housing, and economic development to be effective. In many communities, sustainability is closely linked with climate resiliency and adaptation. This reflects a broad recognition that long-term community viability depends on both reducing environmental impacts and preparing for future climate-related challenges.

Flooding and Hazard Mitigation

Flooding events are typically the most common and costly natural disasters that occur in Fairfield County. The county's numerous shorelines and waterways present areas of elevated flooding risk. Flooding is predicted to become more common and more severe as climate change continues to change weather patterns. Retrofitting buildings and infrastructure to mitigate flood risk can be very costly, so, in response, communities tend to focus efforts on areas with recurring flooding and impacts. Municipalities are also pursuing grant funding to help meet costs.

13

Forms & Appendix / Supporting Information

See the Proposal Form in the Budget section on page 94

PROPOSAL FORM

The undersigned declares that she/he has carefully examined the RFP and proposes to perform the services as follows.

Personnel:

Name / Title	Description of Role	Hourly Rate	Estimated Hours Per Task

Fee:

Fee for preparation of the Town's 2027 Plan of Conservation and Development (in words) _____ _____ ($_____.00).

Acknowledgement of Addenda

Respondent hereby acknowledges receipt of all Addenda through and including:

Addendum No. _____, dated _____
Addendum No. _____, dated _____
Addendum No. _____, dated _____

Description of Supplementary Materials

The following narrative descriptions, examples, resumes and other additional materials are attached to this Proposal in compliance with the Minimum Requirements.

Resumes of key BFJ Planning staff assigned to this project and descriptions of representative projects are included in the body of this proposal. These materials demonstrate the team's qualifications and experience preparing municipal plans, including Plans of Conservation and Development, and related planning studies for communities in Connecticut and the New York metropolitan region.

CERTIFICATION

The undersigned attests that this Proposal complies with the RFP's requirements except as noted below and on separate pages (if necessary) included with and made a part of this Proposal. The undersigned it accepts the Project Timeline and Scope of Services indicated in the RFP of and has sufficient staff and resources to meet that Project Timeline.

EXCEPTIONS (if any):

COMPANY NAME: Buckhurst Fish & Jacquemart, Inc. dba BFJ Planning

STREET ADDRESS: 115 5th Avenue

CITY & STATE: New York, NY ZIP CODE: 1003

AUTHORIZED SIGNATURE: DATE: 03-05-2026

NAME OF PERSON SIGNING: Susan Favate TITLE: Principal

TELEPHONE: +1 212 353 7626 EMAIL: s.favate@perkinseastman.com

EXHIBIT A

CONSULTING SERVICES AGREEMENT

(MUNICIPAL PLANNING PROJECT)

This Consulting Services Agreement (the "Agreement") is dated as of March 13, 2026 (the "Effective Date") by and between Buckhurst Fish & Jacquemart, Inc. a New York corporation _____ _____ (the "Consultant"), and the **TOWN OF WESTPORT**, a Connecticut municipal corporation (the "Town"). The Consultant and the Town are each sometimes referred to below as a "Party" and, collectively, as the "Parties".

In consideration of the mutual covenants set forth below, the sufficiency of which is hereby acknowledged, the Parties agree as follows.

1. Services by Consultant.

(a) Scope of Services. Consultant will perform land use planning consulting services for the Town with respect to the Town's 2027 Plan of Conservation and Development, as described in the Request for Proposals dated February 20, 2026, attached as **Exhibit A** (the "RFP") and the excerpts from Consultant's proposal dated March ___, 2026, attached as **Exhibit B** (the "Proposal"). For purposes of this Agreement, the consulting services described in the Proposal are referred to as the "Services".

(b) Performance. Consultant represents and warrants that Consultant has the technical capability, experience, equipment, and other resources necessary to provide the Services on a timely basis and in full compliance with this Agreement. Consultant will use Consultant's best skill, judgment and efforts to timely perform the Services in a manner satisfactory to the Town. Consultant will commence performing the Services when directed by the Town's Planning and Zoning Director (the "Director"). Consultant will complete the Services in accordance with the Project Timeline indicated in the RFP.

(c) Compliance With Laws. Consultant agrees, represents and warrants that all of Consultant's Services will be rendered in compliance with all applicable federal, state and local laws, regulations, ordinances, codes, orders and requirements. Consultant will promptly notify the Town if Consultant's Services fail in any way to comply with the covenants, representations and warranties set forth in this Section, or if it is alleged that Consultant's Services fail to comply with the covenants, representations and warranties set forth in this Section.

(d) Sub-Consultants. Consultant is authorized to retain the services of the consulting firms indicated under the heading _____ on Page ____ of the Proposal (the "Approved Sub-Consultants"). Except for the Approved Sub-Consultants, without the express prior written approval of the Director, Consultant shall not delegate to any other person or entity the performance of the Services or of any of Consultant's obligations and responsibilities under this Agreement.

2. Additional Services. Consultant shall not perform any additional services beyond the Services described in the Proposal. Any additional services shall be subject to a separate written agreement.

3. Independent Contractor. Consultant represents, warrants and agrees that: (a) Consultant is an independent contractor and not an employee or agent of the Town; (b) Consultant shall have the sole obligation and responsibility to pay any and all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, and sales and income taxes, associated with any payments or other compensation Consultant directly or indirectly receives from the Town; and (c) neither Consultant nor any employees or other personnel of Consultant are entitled to receive or are eligible for any benefits which accrue to employees of the Town, including health insurance and retirement benefits. Without the express prior written approval of the Director, neither Consultant nor any employees or other personnel of Consultant will do or perform any act or make any representation, promise or commitment which purports in any way to bind the Town.

4. Payments to Consultant.

(a) Compensation. Consultant will be entitled to compensation for the Services in accordance with the lump sum fee indicated in the Proposal: _____ _____ _____ **(**the "Quoted Fee"). The Town will not be responsible for payment for Services performed in excess of the Quoted Fee unless, prior to performing the Services, the Consultant obtained the written authorization of the Director.

(b) Invoices, Payment Schedule. Consultant shall submit to the Town invoices for payment on a monthly basis. Each invoice shall include an itemized statement showing dates of work, a description of each task performed, and the total sum for each task. Items appearing on the monthly statements shall refer to the tasks identified _____ of the Proposal. The Town shall review each invoice and, within ten (10) days of receipt, either certify the same for payment or advise Consultant of any necessary revisions or additional documentation necessary to render the invoice suitable for payment. The Town will pay each invoice within twenty (20) days after receipt by the Finance Department of an approved invoice.

(c) Expenses. In addition to the Quoted Fee, Consultant will be entitled to reimbursement for up to **$**_____ of expenses, as itemized at _____ of the Proposal (the "Qualified Expenses"). The Qualified Expenses will be eligible for reimbursement upon presentation of paid invoices or receipts. Except for the Qualified Expenses, Consultant will be solely responsible for the payment of all expenses appropriate or necessary for Consultant to properly perform the Services.

5. Duration of Agreement.

(a) Term. The engagement of Consultant by the Town to provide the Services shall commence on the Effective Date and, unless earlier terminated as provided in this Agreement, shall end on _____ _____, 2025. If the Consultant has not completed the Services by _____ _____, 2025, then the engagement of Consultant by the Town will be automatically extended for a period of six (6) months (i. e., through _____ _____, 2026) unless either the Town or the Consultant notifies the other Party that it does not wish to extend the engagement beyond the current fiscal year.

(b) Termination by the Town. The Town may, at any time and for any reason, terminate the engagement of Consultant to provide the Services under this Agreement. The Town shall give thirty (30) days' prior notice to Consultant of any such termination specifying the effective date of the termination. If the Town terminates the engagement under this Section 5(b): (i) Consultant shall continue to render the Services until the effective date of the termination; (ii) Consultant shall be paid by the Town, in accordance with the payment provisions of this Agreement, for all Services properly completed by Consultant as of the effective date of the termination; and (iii) upon payment of the amount specified in Section 5(b)(ii), the Town shall have no further liability to Consultant under this Agreement.

(c) Termination by Consultant. Consultant may, for any reason, terminate this Agreement, provided that Consultant gives at least thirty (30) days' prior notice to the Town of any such termination specifying the effective date of the termination. If Consultant terminates the engagement under this Section 5(c): (i) Consultant shall continue to render Services, as provided in this Agreement, until the effective date of the termination; (ii) Consultant shall be paid by the Town, in accordance with the payment provisions of this Agreement, for all Services properly completed by Consultant as of the effective date of the termination; and (iii) upon payment of the amount specified in Section 5(c)(ii), the Town shall have no further liability to Consultant under this Agreement.

(d) Cooperation. If the engagement of Consultant to provide Services as set forth in this Agreement is terminated under Section 5(b) or Section 5(c), Consultant shall cooperate with the Town to arrange the termination in such manner as may reasonably be requested by the Town so as to minimize any disruption or adverse impact to the Town, including providing documentation and data files to a successor consultant designated by the Town.

(e) Survival. Notwithstanding anything to the contrary contained in this Agreement, the provisions of Sections 7, 8, 9, 10, 12, 13 and 14 of this Agreement shall survive any termination or expiration of this Agreement regardless of how such termination or expiration may occur.

6. Insurance.

(a) Consultant shall, at its own expense and cost, purchase from and maintain, for the life of the contract the insurance prescribed on Pages 11 and 12 of the RFP.

(b) The insurance policies described in Section 6(a), above, are referred to in this Agreement as the "Policies". Each of the Policies shall be underwritten by an insurance company licensed in the State of Connecticut to underwrite that particular form of insurance. Upon execution of this Agreement and, upon request of the Town, at every date for renewal of the Policies, Consultant shall cause a Certificate of Insurance to be issued by an insurance agent licensed in the State of Connecticut. Each of the Policies shall incorporate a provision requiring written notice to the Town at least thirty (30) days prior to any cancellation, nonrenewal or reduction in limits of the Policy.

(c) Consultant shall ensure that any and all sub-consultants engaged or employed by Consultant shall carry and maintain insurance in form and coverage amount consistent with the Policies and the consultant's relative scope of work. With respect to the insurance maintained by each of Consultant's sub-consultants, upon execution of this Agreement and, upon request of the Town, at every date for renewal of the Policies, Consultant shall cause a Certificate of Insurance to be issued by an insurance agent licensed in the State of Connecticut. The certificates will show the Town as an additional insured. Each of the Policies shall incorporate a provision requiring written notice to the Town at least thirty (30) days prior to any cancellation, nonrenewal or reduction in limits of the Policy.

(d) The individual policy limits required under this Agreement may be met by reference to Consultant's umbrella or excess policies, which shall be maintained in accordance with the requirements of this Agreement.

7. Ownership of Documents and Property.

(a) Consultant understands and agrees that all information and other property of the Town, notwithstanding its disclosure to and use by Consultant in the course of the engagement of Consultant to provide Services under this Agreement, shall remain the property of the Town or of any third party who

may furnished it to the Town. At the termination of Consultant's engagement under this Agreement, or at the request of the Town at any time, Consultant will immediately deliver to the Town all information, and all other property of the Town or of a third party, which are in the possession, custody or control of Consultant.

(b) All documents prepared by Consultant pursuant to this Agreement, including maps, sketches, reports, drawings, CAD and/or computer design files and specifications (the "Work Product") are instruments of service in respect to the Services to be performed and, upon payment as provided in this Agreement, shall become the property of the Town. Consultant hereby irrevocably and perpetually assigns to the Town all right, title and interest in and to the Work Product, including all intellectual property rights, including patents, trademark, trade secret and copyright. Work Product can be used only for the purposes of the project described in the RFP and any additional use of the Work Product is permitted only with the written permission of the Consultant, which shall not be unreasonably withheld.

8. Remedies; Indemnification.

(a) In addition to and not in lieu of any other obligation contained in this Agreement, Consultant agrees to and shall indemnify the Town and hold the Town harmless with respect to any and all claims, losses, costs and expenses (including attorneys' fees and costs of litigation), damages, fines, penalties and/or liabilities arising out of (i) any breach or violation by Consultant of any provision of this Agreement, including any representation or warranty contained in this Agreement; and (ii) any negligent or intentional acts, errors or omissions by Consultant in the performance of its Services under this Agreement.

(b) The provisions of this Section 8 shall survive any termination or expiration of this Agreement regardless of how the termination or expiration may occur.

(c) Notwithstanding anything in this Agreement or the Component Documents (defined below) to the contrary, and to the extent permitted by applicable law, in no event shall either Party to this Agreement be liable for any lost profits or revenue, loss of use or opportunity, loss of good will, cost of substitute facilities, cost of capital or for any special, consequential, indirect or punitive damages.

9. Component Documents; Priority. For purposes of this Agreement, "Component Documents" means and includes this Agreement, the RFP and the Proposal. The Component Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by Consultant shall be required only to the extent consistent with the Component Documents and reasonably inferable from them as being necessary to produce the indicated results. In the event of conflicts or discrepancies among the Component Documents, interpretations will be based on the following priorities: this Agreement (first priority); the RFP (second priority); and the Proposal (third priority).

10. Non-Discrimination. Consultant certifies and represents to the Town that no person shall be denied or subjected to discrimination on account of any services or activities resulting from this Agreement on the grounds of gender, sexual orientation, gender identity or expression, race, color, creed, national origin, age (except minimum age and retirement provision), marital status, or the presence of any sensory, mental or physical handicap. Any violation of this Section shall be considered a material violation of this Agreement, shall be grounds for cancellation, termination or suspension in whole or in part of this Agreement and may result in ineligibility for future contracts with the Town.

11. Entire Agreement; Modification; Binding Effect.

(a) This Agreement contains the entire agreement of the Parties concerning its subject matter and shall supersede the terms of any other prior or contemporaneous agreement, representation or understanding

(whether oral or written) between the Parties concerning the subject matter of this Agreement. Consultant acknowledges that in connection with Consultant's decision to sign this Agreement, Consultant has not relied on any representations, promises or agreements of any kind except for those set forth in this Agreement.

(b) This Agreement may only be changed or modified in a writing signed by both Consultant and the Town.

(c) This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns; provided, however, that Consultant may not assign Consultant's obligations under this Agreement.

11. Governing Law; Jurisdiction. This Agreement and the rights and obligations of the Parties under this Agreement shall in all respects be governed by and construed and enforced in accordance with the laws of the State of Connecticut. Consultant and the Town consent to the jurisdiction and exclusive venue of the State and/or Federal courts in Connecticut in any litigation concerning this Agreement or its enforcement.

12. Consultant's Authority to Conduct Business. Consultant represents and warrants that Consultant shall maintain its existence in good standing in its state of incorporation or formation (as applicable), and that Consultant shall maintain in full force and effect any and all licenses or authorizations required for Consultant to do business in each jurisdiction where Services are to be rendered under this Agreement.

13. Dispute Resolution.

(a) The Parties shall attempt in good faith to resolve any dispute arising out of or relating to this Agreement promptly by negotiation between the Parties. Either Party may give the other Party written notice of any dispute not resolved in the normal course of business. The notice and response shall include with reasonable particularity: (i) a statement of each Party's position and a summary of arguments supporting that position; and (ii) the name and title of the person who will represent that Party and of any other person who will accompany him or her. Within thirty (30) days after delivery of the notice, the Parties shall meet at a mutually acceptable time and place.

(b) Unless otherwise agreed in writing, the above-described negotiation shall end at the close of the first meeting described above ("First Meeting"). Such closure shall not preclude continuing or later negotiations, if desired.

(c) All offers, promises, conduct and statements, whether oral or written, made in the course of the negotiation by the Parties, their agents, employees, experts and attorneys are confidential, privileged and inadmissible for any purpose, including impeachment, in any proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the negotiation.

(d) At no time prior to the First Meeting shall either side initiate an arbitration or litigation related to this Agreement except to pursue a provisional remedy that is authorized by law or by agreement of the Parties. This limitation is inapplicable, however, to a Party if the other Party refuses to comply with the requirements of Section 13(a).

(e) All applicable statutes of limitation and defenses based upon the passage of time shall be tolled while the procedures specified in Section 13(a) and Section 13(b) are pending and for two (2) weeks

thereafter. The Parties will take such action, if any, required to effectuate the tolling.

(f) If the matter is not resolved by negotiations pursuant to Section 13(a) through Section 13(e), then then either Party may commence litigation. Costs and expenses of litigation, including attorneys' and expert witness fees, shall be borne by the non-prevailing Party.

14. Notices. All notices required or permitted to be given under this Agreement shall be sufficient only if in writing and given by hand delivery, by overnight mail service, or by certified or registered mail, addressed to the Party for whom the notice is intended at said Party's address set forth below or such other address as either Party may designate in writing to the other Party.

If to the Town, addressed to:
Town of Westport
110 Myrtle Avenue
Westport, CT 06880
Attention: First Selectman

If to Consultant, addressed to:
115 5th Avenue
New York, NY 10003
Attention: Susan Favate, AICP, PP Principal

15. Miscellaneous Provisions.

(a) Captions. Any title or caption contained in this Agreement is for convenience only and shall not be deemed a substantive part of this Agreement.

(b) Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original, and all of which when taken together shall constitute one and the same Agreement. The Parties hereto agree that this Agreement may be transmitted between them by electronic mail and, upon evidence of receipt of same, shall constitute delivery of this Agreement. The Parties intend that PDF or electronic signatures constitute original signatures and that an Agreement containing the signatures (original, PDF or electronic) of all the Parties is binding on the Parties once sent via electronic mail or delivered to the other Party.

(c) Language Conventions. Unless otherwise indicated, the words "include", "includes" and "including" mean "include but are not limited to", "includes, but is not limited to", "including, without limitation" or "including, but not limited to" as applicable in the context of the clause or provision. All words and phrases used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require.

(d) Non-Waiver. Any delay or failure by either Party to exercise any right under this Agreement, or any Party's partial exercise of any right under this Agreement, shall not constitute a waiver of that right or any other right. The waiver by either Party of any particular breach of this Agreement or right under this Agreement shall not operate or be construed as a waiver of any other breach of this Agreement or right under this Agreement, and no such waiver shall be effective unless set forth in writing by Consultant or the Town.

{This space intentionally left blank. The next page is the signature page.}

WHEREFORE, the Town and Consultant have entered into this Agreement as of the Effective Date (defined on Page 1).

TOWN OF WESTPORT

_____
By: Kevin Christie
Its: First Selectman

CONSULTANT:

_____
By: Susan Favate, AICP, PP Principal
Its:

{Signature page to Consulting Services Agreement}

BFJ Planning

www.bfjplanning.com

Town of Westport
Request for Proposals

2027 Plan of Conservation and Development

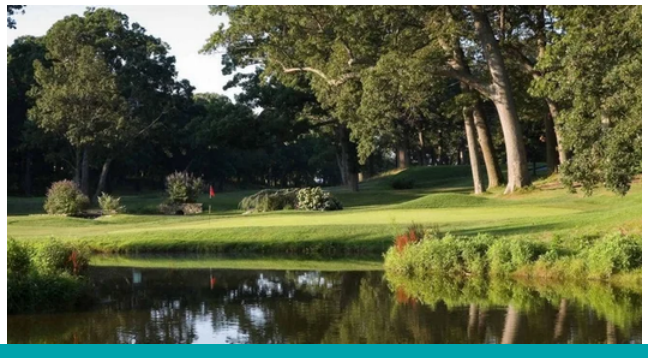
RFP #26-168T

March 13, 2026







TYCHE
PLANNING & POLICY GROUP

WESTPORT

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TYCHE
PLANNING & POLICY GROUP

Request for Proposals:

Plan of Conservation and Development

	Tyche Planning & Policy Group, LLC
	215 E Main Street Suite 1 Vernon, CT 06066
	860-785-5410
	contact@tycheplans.com
	Project Contact + Firm Principal John Guszkowski, AICP, CZEO, LEED-AP jguszkowski@tycheplans.com
	Project Contact + Firm Principal Michael D'Amato, AICP, CZEO mdamato@tycheplans.com

COMPANY INFORMATION

Tyche Planning & Policy Group, LLC was founded in 2021 from a team of planning experts departing a large engineering consulting groups to serve the communities of Connecticut with a more personal and tailored approach. The Group's principals have over 40 years of combined experience in municipal planning in Connecticut and are devoted to helping our client communities make thoughtful, sustainable decisions for their future. Tyche is incorporated as a Limited Liability Corporation in Connecticut, with principal offices in Vernon. The firms currently comprised of two principals and five associates. Resumes for all Tyche staff have been included with this submission. Mr. D'Amato and Mr. Guszkowski will be the primary team members and manage all services provided to the Town. At Tyche, we all share a philosophy and approach to planning that reflects our role as facilitators and interpreters. While we possess deep technical expertise in areas such as data analysis, planning principles and practices, regulation development, and implementation, the initial key to this project is the self-definition that comes from the community itself.

We work directly with clients to further develop the project understanding and use that as the foundation to zero in on the most effective path forward to successful completion of the project or task. Clearly identifying that understanding helps us to place the goals, concerns, and aspirations of the community into a realistic context and focus on what is achievable. It also ensures that members of the community, Town staff and any involved Board or Commission members begin the project on the same page and with a feeling of ownership. These translated goals are consequently focused on realistic, easily understood action items or deliverables, which, when implemented, become the roadmap for getting from vision to reality. Tyche brings a team of expert community planners that understand and work every day to solve the same issues and achieve the same goals as municipal planners. What sets our work apart is our demonstrated record of successful established planning, particularly in Connecticut. Further, we work tirelessly to ensure that ultimately whatever product is created by this process is clearly reflective of the process

KEY SERVICES

- MUNICIPAL STAFF AND COMMISSION SUPPORT
- POLICY DEVELOPMENT AND GRANT ADMINISTRATION
- COMPREHENSIVE AND MASTER PLANNING
- PROJECT PLANNING AND APPLICATION REVIEW

Relevant Experience: *Neighborhood Advocacy and Housing Policy*

Tyche project team has experience working with over a dozens of communities on master plans, regulation updates, revisions, and comprehensive overhauls. We have worked on behalf of and alongside municipal planners, economic development professionals, and Planning & Zoning Commissions across Connecticut on many projects similar to Westport's scope, approach, or goals.

Master Planning and land-use policy development in Connecticut has gotten increasingly complicated and can be controversial, particularly in dealing with local response to State mandates, discussions around environmental protection, affordable housing, and the perceived lack of community character or control.

Tyche has been deeply involved in helping communities understand these issues and understands the challenges intimately. Tyche's team holds leadership positions in both the Connecticut Association of Zoning Enforcement Officials (CAZEO) and the Connecticut Chapter of the American Planning Association, where we are closely involved in legislative discussions and the implications of various legislative proposals surrounding planning, zoning, and housing. Our relationships with legislators and executive branch officials helps our communities both prepare for and understand the regulatory environment and requirements that "hit the ground" at a local level.

From the inception of the requirements of Section 8-30j (Affordable Housing Plan) in 2017, Tyche's team has been by far the most active an experienced firm helping municipalities grapple with their housing status and the State requirements. Our team led the development of over 30 municipal housing plans, in a vast range of communities from Sterling (population 1700) to Waterbury (115,000) and towns with deep concerns about historic and architectural character (Avon, Woodbury, Old Saybrook, Madison). As the Affordable Housing Plans are morphing into the newly-required Housing Growth Plans, we continue to help communities strike a balance between protecting the essential elements of a community's context with their need and ability to make room for new residents.

Our Plans of Conservation & Development have similarly covered the gamut of communities. For Middletown's plan update, we tailored a variety of public outreach methods to the different neighborhoods across the City, each facing different goals and challenges. In Madison, we helped establish a housing task force as part of their Affordable Housing Plan that was then transformed into the key public engagement entity on the housing discussions for the Plan of Conservation & Development update. More recently, we have take over the role of consulting staff planners for the Town of Woodbridge, where some of the most fraught community conversations about housing have been held recently. Our team is neither strangers to nor afraid of challenging neighborhood discussions.



Project Experience

Tyche's project team has experience working with over **sixty** communities in Connecticut. We have worked on behalf of and alongside municipal planners, economic development professionals and Planning & Zoning Commission's across Connecticut on many projects that align with the services sought by this RFP.

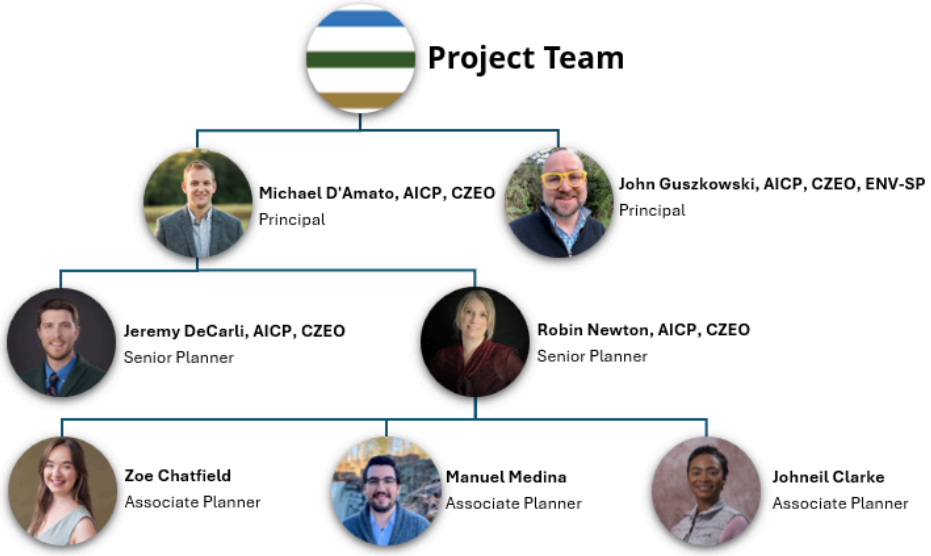
Project Type	Clients/Towns
Land Use Process Administration • *Commission Liaison* • *Municipal Staff Support* • *Technical Training* • *Application + Plan Review*	• Hartford • New Haven • Bethel • Branford • Stratford • Durham • East Windsor • Tolland East • Granby • Woodbridge
Long Range Planning • *Master Plans* • *Plan of Conservation and Development* • *Economic Development Strategic Plans*	• Cheshire • Thompson • Madison • Putnam • Waterbury • Middletown • New Haven • RiverCOG • MetroCOG
Community Engagement • *Survey Preparation and Administration* • *Meeting Facilitation*	• Ashford • New Haven • East Granby • Cheshire • RiverCOG • MetroCOG
Mapping and Visualizations • *Build out analyses + Modeling* • *Web maps + Interactive dashboards*	• Newington • Thompson • Middlefield • Mansfield • East Hampton
Code Development • *Legal and Regulatory Reviews* • *Traditional, Hybrid , Form-Based Code Amendments*	• Bethel • Hartford • Vernon • Newington • East Hartford • New Haven
Economic and Community Development • *Highest and Best Use Analyses* • *Small Business Engagement*	• Ashford • Hebron • Willington • Middletown • Colchester • Plainfield
Resilience and Environmental Planning • *Harbor Management Plans* • *Community Planting Plans*	• Essex • Old Saybrook • Clinton
Affordable Housing Plans	• Avon • Ashford • Durham • East Hartford • Hampton • Ledyard • Middlefield • Old Saybrook • Plainfield • Putnam • Scotland • Thompson • Willington • Windsor Locks • Woodbury • Waterbury • RiverCOG

ABILITY TO PERFORM

At Tyche, we all share a philosophy and approach to planning that reflects our role as facilitators and interpreters. While we possess deep technical expertise in areas such as data analysis, planning principles and practices, regulation development, and implementation, the initial key to this project is the self-definition that comes from the community itself. We work directly with clients to further develop what that project understanding is and use that as the foundation to zero in on the most effective path forward to successful completion of the project or task. Clearly identifying that understanding helps us to place the goals, concerns, and aspirations of the community into a realistic context and focus on what is achievable. It also ensures that members of the community, Town staff and any involved Board or Commission members begin the project on the same page and with a feeling of ownership. These translated goals are consequently focused on realistic, easily understood action items or deliverables, which, when implemented, become the roadmap for getting from vision to reality.

Tyche brings a team of expert community planners, that understand and work every day to solve the same issues and achieve the same goals as municipal planners. What sets our work apart is our demonstrated record of successful implementation and well-established understanding of municipal planning, particularly in Connecticut. Further, we work tirelessly to ensure that ultimately whatever product is created by this process is clearly reflective of the process.

Tyche seeks to take a full-team approach to nearly all of our municipal projects, drawing on the combined skills and experience to ensure that our client communities get a broad base of support. Detailed resumes of Tyche's principals and associates are found at the conclusion of this submission.



PUBLIC ENGAGEMENT STRATEGY

Tyche will leverage a variety of tools to engage with a diversity of Westport residents. Our Team has experience using several forms of engagement to ensure the success of a project including the use of focus groups, interactive presentations, online engagement and focused community outreach. We supplement these projects with the use of technology including interactive project websites, online surveys, targeted social media campaigns, and interactive and visually engaging project materials.

While we look to incorporate technology when possible, we also understand that technology may not be the most appropriate solution in every case. Our project team has more tradition public engagement as well, including community forums, business meetings and listening sessions to ensure the audience has the most comfortable environment possible to ensure they are as engaged as they'd like to be with the process. Tyche has extensive experience in facilitating engagement in a wide range of projects from the smallest Regulation amendment to full-scale POCD updates.

The following are some of the tools we propose to use in Westport; however, we will work closely with the Planning and Zoning Commission and Town staff to tailor the process to the needs of the community.

Community Survey:
We will work with the Commission to develop a wide-ranging survey to capture the community sentiment on a variety of planning related topics. The survey would primarily be an online resource, but paper copies will be made available in strategic locations.

Website:
Our team will develop a project website which will be kept up to date and active throughout the process. The website will include all pertinent information related to the plan including the schedule, draft documents, along with announcements of upcoming meetings and engagement sessions. In addition, the website will solicit public feedback on various topics, with questions which can be changed throughout the process. Residents will have the option to sign up for updates to the website.

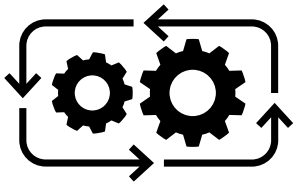
Mailers or Flyers:
Our team will design mailers and flyers to advertise the planning process and to encourage residents to participate. These can be mailed to residents and posted at high traffic areas of town, such as community bulletin boards and community facilities. All printed material will include QR codes directing users to the townwide survey and the PoCD website.

Public Workshops:
Tyche will facilitate two large townwide workshops where team members will provide background information to attendees concerning the need for a PoCD and solicit feedback on a variety of topics by presenting current data and using maps and graphics.

Pop-Up Events:
Our team is prepared to attend up to two community events (such as farmers markets or townwide festivals) with information and materials to solicit input from the community.

Focused Workshops:
The Tyche team will hold five neighborhood or topic-based workshops based on the feedback received from the Commission about their priorities. We will hold these workshops at locations deemed to be the most appropriate in order to reach as many community members as possible.

Topic-based Charette:
Tyche will lead a one-day topic-based charette focused on one or more core planning areas such as housing and infrastructure. We will create an engaging set of presentations, hands-on workshops, and focus groups to inform the planning process.



Project Approach

Tyche proposes to structure our update to the Westport Plan of Conservation and Development with the following tasks:

Baseline Review of Existing Data and Plans: Our team will work with Town staff to compile and review existing plans, including the 2017 Plan of Conservation & Development; Westport's Annex to the 2022 WestCOG Affordable Housing Plan, 2015 Downtown Master Plan, 2010 Saugatuck Transit Oriented Design Master Plan, Westport Zoning & Subdivision Regulations, and Municipal Capital Investment Plans.

Data Update and Assessment: Our team will work with Town staff to provide assessment of currently available data from U.S. Census Bureau, State of Connecticut and available market analyses. We will also work to update inventories and mapping for historic properties, protected open space, developed lands, infrastructure and utilities expansion, and associated mapping.

Public Participation Process: Our team will follow the process as more particularly described in our public engagement strategy on the previous page. As outlined, we will use a variety of methods to encourage public participation including the development of a town-wide survey, a project website, and various in-person meetings and workshops.

Vision & Goals Statement: Working with the Planning and Zoning Commission, our Team will summarize community input to draft a working Vision Statement for the future of Westport and a list of principal goals around which the Plan will be structured. The development of these elements will mark the beginning of the drafting of the Plan.

First Draft of PoCD: Our team will work with the Commission throughout the process to draft each plan chapter, giving the Commission the opportunity to review and make changes as the project proceeds. Once all chapters have been drafted, our Team will develop a complete first draft of the PoCD, presented informally in MS Word format, for discussion and review by Town staff and the Planning and Zoning Commission. The draft will be available for markup and commentary, as well as to identify potential graphics, maps, or other elements to be added. It is anticipated that the review process for the first draft will be approximately one month.

Second Draft of PoCD: Following input from the Town staff and the Advisory Committee, our Team will make necessary revisions and develop a more formal complete draft of the PoCD, laid out in Adobe InDesign format and including all proposed graphics, illustrations, maps, and data visualizations. This draft will form the basis of the document to be considered by the Planning & Zoning Commission at a public hearing and will be made available in hard-copy and electronic format for review in advance of the hearing.

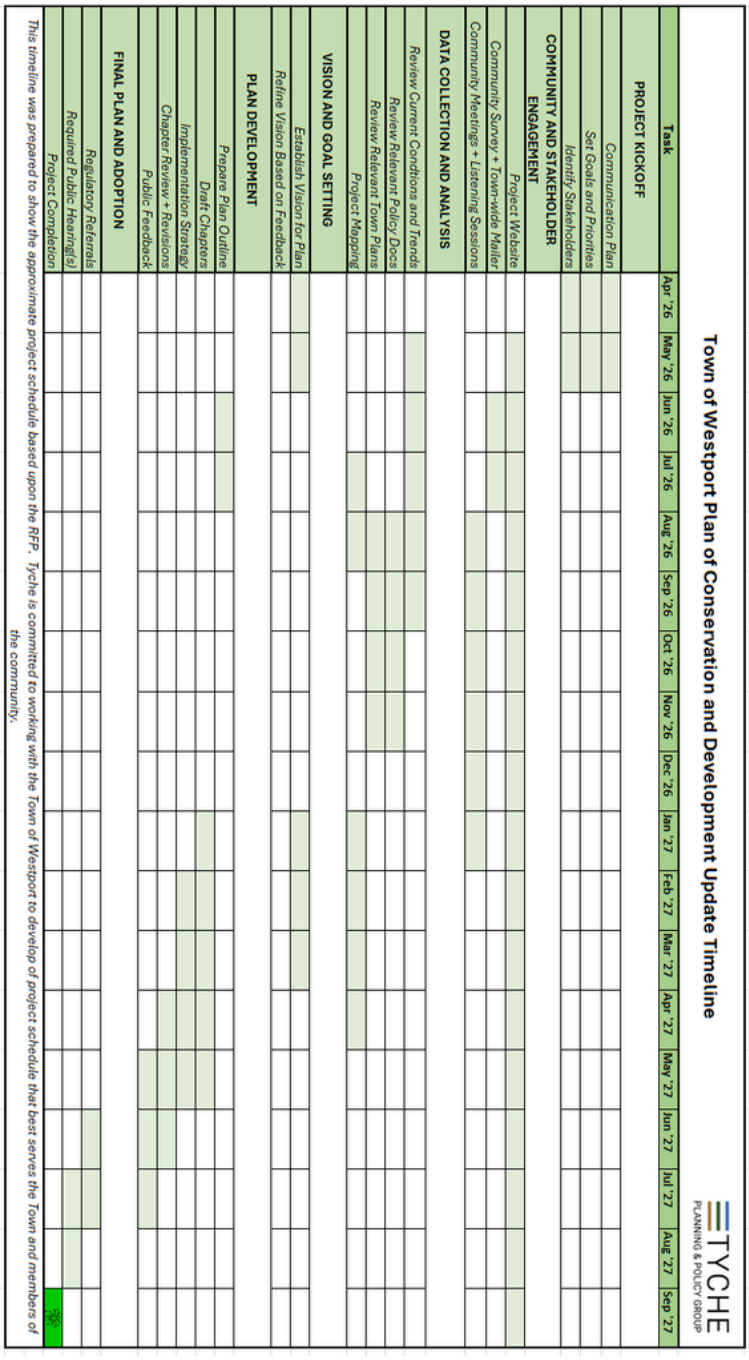
Public Hearing for PoCD: Per the requirements of Section 8-23h of the Connecticut General Statutes, our Team will work with Town staff to schedule and conduct a public hearing of the Westport Planning Commission. We will prepare a detailed presentation of the process and draft Plan and respond to comments and questions by the public and the Commissioners.

Final Printed Plan: Following the public hearing, our Team will incorporate any final changes requested by Town staff or the Commission into the final approved Plan. This Plan will be provided in electronic format (both PDF and InDesign).

Executive Summary: Our team will develop an executive summary using ArcGIS Story Map which will incorporate attractive maps and figures, presenting data and key findings in a concise, online resource.



Proposed Project Timeline



PROPOSED PROJECT BUDGET

SCOPE OF SERVICES TASK	BUDGET
Project Initiation & Management	$5,000
Community Engagement and Stakeholder Involvement	$15,000
• *Stakeholder Meetings*	
• *Community Survey*	
• *Project Website*	
Data Collection & Analysis and Review of Existing Plans	$12,000
Plan Development	$60,000
• *Steering Committee Meetings*	
• *Development of Strategies and Vision*	
• *Plan Outline*	
• *Chapter Drafts*	
• *GIS Mapping*	
Public Reviews and Revisions	$10,000
Final Plan Drafting	$5,000
• *Development of Plan Implementation Strategy*	
Public Hearing Presentation(s)	$3,000
Final Document Preparation and Project Completion	$5,000
• *Preparation of Final POCD Document*	
• *Preparation of Implementation Matrix/Summary*	
TOTAL	**$115,000**

RESOURCES NEEDED FROM TOWN

The list of items below represents the components of the project that Tyche would look to the Town to provide or participate in:

- *Coordination of Project Committee*
- *Liaison to municipal departments and other boards and committees*
- *Meeting support*
- *Document organization*
- *Research assistance – progress and data updates*
- *Booking of rooms/facilities for public meetings*
- *Photography*
- *Document review and editing*
- *GIS data for pertinent topics in the form of shapefiles*

Similar Project References

Tyche is happy to provide the references below for projects and clients similar to those sought by this RFP

Community	Contact	Description	Date
Portland, CT	**Dan Bourret**, Town Planner 860-342-6720 dbourret@portlandct.org	Plan of Conservation and Development Update	***2025-2026***
Essex, CT	**Carey Duques,** Land Use Official 860-767-4340x115 cduques@essexct.gov	Plan of Conservation and Development Update	***2023-2025***
Andover CT	**Eric Anderson**, Town Manager 860-771-1072 eanderson@andoverct.org	Plan of Conservation and Development Update	***2024-2025***
Old Saybrook, CT	**Christina Costa,** Town Planner 860-395-3131 chris.costa@oldsaybrookct.gov	Plan of Conservation and Development Update Community Tree and Shrub Planting Guide	***2022-2024***
Putnam, CT	**Elaine Sistare,** Town Manager 860-963-6800x113 elaine.sistare@putnamct.us	Plan of Conservation and Development Update	***2024-2025***



PRELIMINARY TABLE OF CONTENTS

Based upon Tyche's experience with similar projects, the priorities outlined in the RFP and a review of the current Westport POCD, Tyche as prepared a preliminary Table of Contents for the Town's review. Tyche has worked with several communities on POCD projects and often the Plan organization isn't defined until the community vision is established. Accordingly Tyche would expect to refine this in partnership with the Town once the project begins.

SECTION 1: INTRODUCTION AND VISION STATEMENT

1. **Introduction**
   - a. What is a POCD?
     - i. Statutory basis
     - ii. CGS §8-23
     - iii. Consistency with State Plan
     - iv. Consistency with Regional Plan
   - b. Plan Development Process
     - i. Steps taken during development of Plan
     - ii. Discuss relevant Town Plans
     - iii. Explain organization of POCD document
   - c. Introduction to and History of Westport
     - i. Demographic information
     - ii. Transportation
     - iii. Land Use (Zoning, Housing)
     - iv. Economy
   - d. History of POCD in Westport
     - i. Summary of previous and ongoing planning efforts
2. **Community Vision and Plan Goals**
   - a. Vision statement
   - b. What is the community saying?
   - c. Goals of Plan

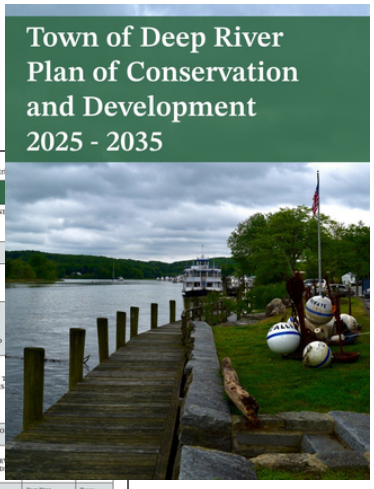
SECTION 2: COMMUNITY ACTION THEMES

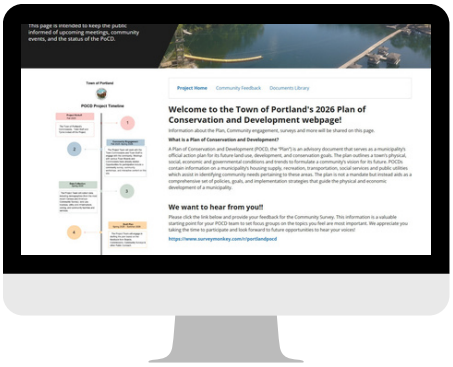
1. **Sustainable** (Conservation Related Strategies)
   - a. Background
     - i. SustainableCT
     - ii. Natural Resources and Conservation
     - iii. Land Cover
     - iv. Land Trust/ Open Space
     - v. Resiliency
       1. Hazard Mitigation
       2. FEMA
       3. Coastal Management
   - b. Goals
   - c. Action Items
2. **Diverse and Resilient** (Development + Economic Development)
   - a. Background
   - b. Business Sector
     - i. Population Profile
     - ii. Housing Profile
     - iii. Infrastructure (Water, Sewer, Stormwater, community facilities, etc.)
   - c. Goals
   - d. Action Items
3. **Thriving and Vibrant** (Community Development Strategies)
   - a. Background
     - i. Downtown + Village Areas
     - ii. Live-Work-Play
     - iii. Economic activity
   - b. Goals
   - c. Action Items
4. **Connected and Inclusive** (Infrastructure)
   - a. Background
     - i. Access to community facilities
     - ii. Roads, sidewalks, bike lanes, corridors
   - b. Goals
   - c. Action Items

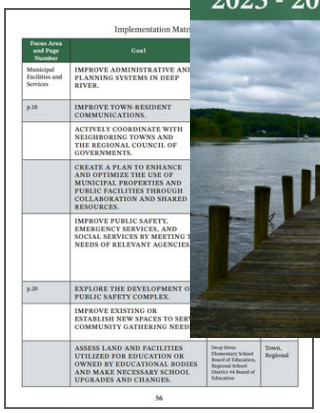
SECTION 3: CONCLUSION AND IMPLEMENTATION

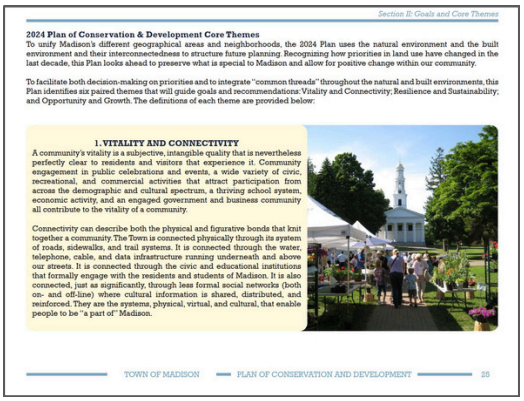
1. Plan conclusion
2. Implementation Matrix
3. Implementation best practices

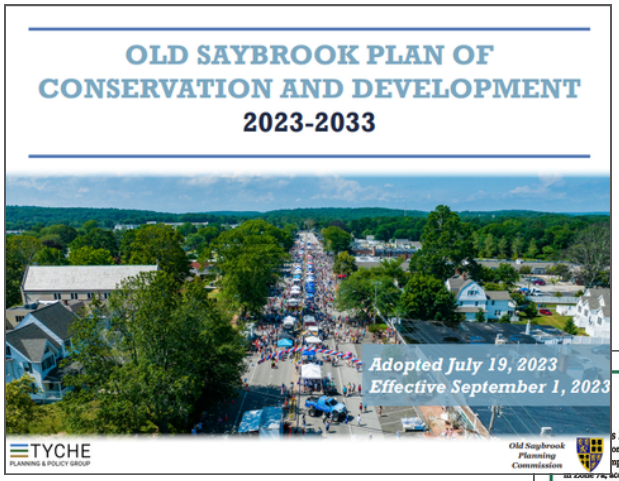
GRAPHICS FROM PRIOR PROJECTS

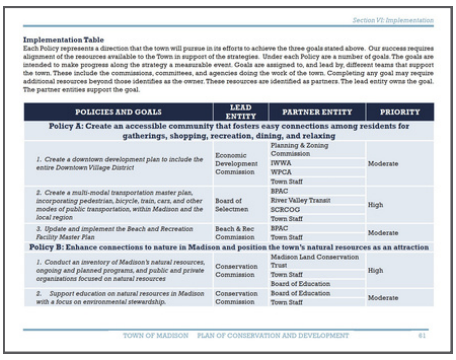


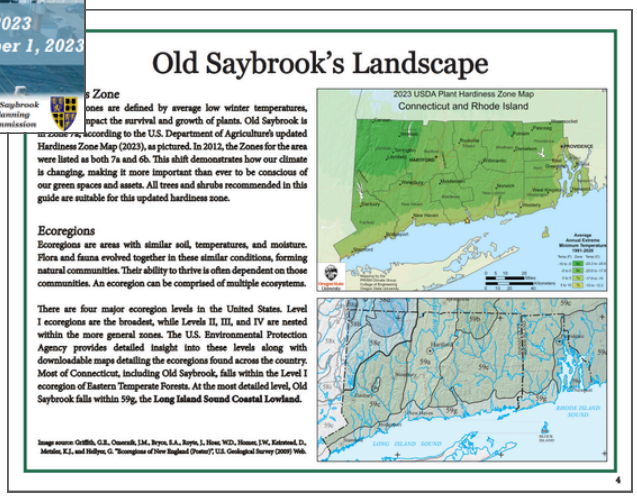












TYCHE'S PLANNING PERSPECTIVE

The task of land-use planning and policy development in Connecticut has grown increasingly complex and often contentious —especially as communities navigate State mandates, environmental protection goals, affordable housing requirements, and concerns about loss of community identity and control.

One of the primary reason's Tyche was founded was to create a business that was tailor-made to serve the needs of Connecticut's municipalities. Our team has now provided services in nearly half of Connecticut's 169 towns and cities, and has perhaps the best understanding of how state and federal policies, demographics and economic trends impact towns across the state.

As a recognized statewide leader in these conversations, Tyche brings unmatched expertise in helping Connecticut communities understand and address these evolving challenges. Our team holds prominent leadership roles within the Connecticut Association of Zoning Enforcement Officials (CAZEO) and the Connecticut Chapter of the American Planning Association (CCAPA), placing us at the forefront of legislative dialogue and policy development in planning, zoning, and housing. Tyche's principals, John Guszkowski and Michael D'Amato are both prominent thought leaders in planning and zoning matters in Connecticut. These strong relationships with legislators and executive-branch officials enable Tyche to guide communities in anticipating, interpreting, and implementing regulatory requirements as they take shape on the ground. Reflecting this commitment and leadership in planning policy, in addition to serving at the CCAPA Government Relations Officer, John Guszkowski was recently appointed as Co-Chairman of the State's Council on Housing Development, created as part of Public Act 25-1 (HB 8002) to provide oversight on the development of Housing Growth Plans. Tyche's principals have also previously served in leadership positions in State-created committees on the Farmland Preservation Program, Riparian Buffers, and Wastewater Management.

Overall, Tyche's team brings more Connecticut planning experience than any other planning firm in the State. And while Tyche's experience working with regional partners, participating in state-wide policy discussions and with professional organizations is important, those initiatives are not where our team has developed our expertise. Perhaps more important than all of the above, is that Tyche's team members work daily in the same roles, trying to implement the same mandates and build the same community relationships as the clients we serve. Simply put, no group understands planning policy and the landscape affecting the implementation of those policies better than Tyche's team because we work on all sides of these issues. With that unique expertise we are able to ensure that projects such as Westport's POCD are not only legally compliant and a reflection of the community planning process, but also that they are rooted in reality with a strong focus on implementation and ultimately, the success of the community.

KNOWLEDGE OF PLANNING HISTORY AND CHALLENGES

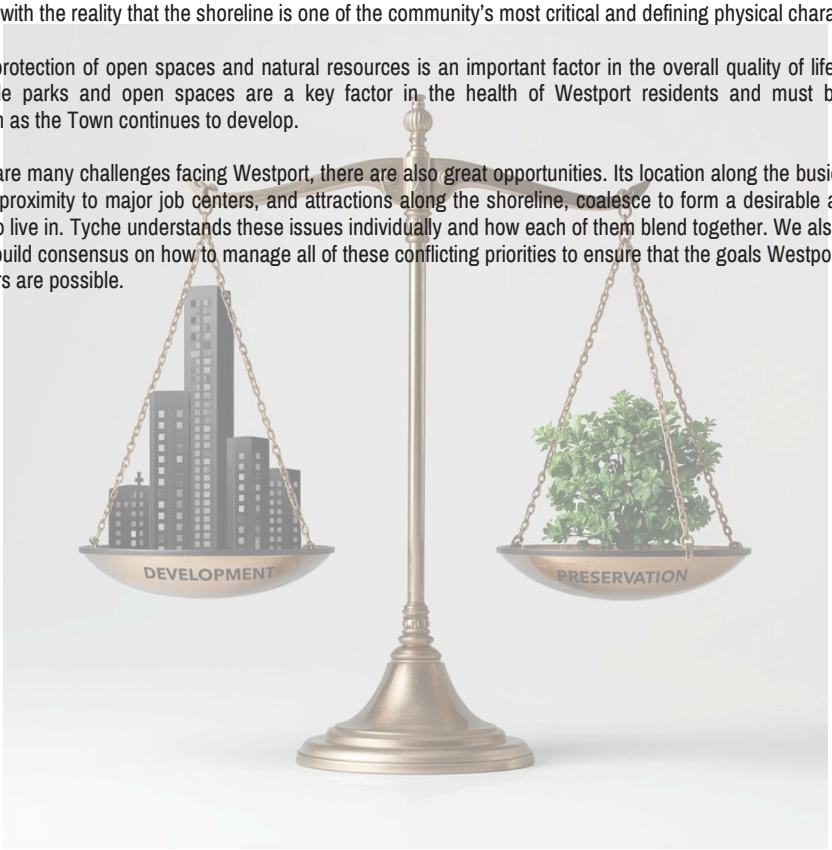
Our team respects the long history of planning and community development efforts in Westport, starting with the first Plan adopted in 1959 through the present 2017 Plan. Lying within the busy southwest corner of Connecticut, the goals of the those planning efforts over the years have shifted with the economic forces of each era. Our team is aware of the concerns regarding both the need for housing growth as it relates to affordability, and the need to balance historic preservation, open space goals, and management of infrastructure.

The Tyche team is focused on the many challenges facing Connecticut communities. The high cost of housing, coupled with prevalence of larger single-family homes, makes it challenging for younger people settle down and start a family, and for seniors to remain in their community as they downsize. A review of Town information and documents, including the 2022 Westport Affordable Housing Plan makes it clear that affordable and attainable housing is a key priority for the Westport community. The Town also has a strong desire to diversify its housing stock and increase affordability for current and future residents. Balancing this need with the demands on public infrastructure, including roads, sewer systems, water systems, public safety, and schools, will be critical. Like many school districts across Connecticut, the enrollment of Westport schools has declined over the last ten years, indicating a potential to absorb additional students as housing units are added. Tyche is committed to working with the Town and the Planning and Zoning Commission to enhance and further the goals outlined in the 2022 AHP in order to advance the work that's already been done in a way that is appropriate for Westport.

Additionally, as a shoreline community, Westport must remain cognizant of the threat of rising sea levels as the environment changes in the upcoming decades, and have the tools in place to prevent over-building where structures are threatened and balance that with the reality that the shoreline is one of the community's most critical and defining physical characteristics.

Finally, the protection of open spaces and natural resources is an important factor in the overall quality of life as the town grows. Ample parks and open spaces are a key factor in the health of Westport residents and must be taken into consideration as the Town continues to develop.

While there are many challenges facing Westport, there are also great opportunities. Its location along the busiest rail line in the country, proximity to major job centers, and attractions along the shoreline, coalesce to form a desirable and attractive community to live in. Tyche understands these issues individually and how each of them blend together. We also understand the need to build consensus on how to manage all of these conflicting priorities to ensure that the goals Westport sets for the next ten years are possible.



PROPOSAL FORM

PROPOSAL FORM

The undersigned declares that she/he has carefully examined the RFP and proposes to perform the services as follows.

Personnel:

Name / Title	Description of Role	Hourly Rate	Estimated Hours Per Task

Fee:

Fee for preparation of the Town's 2027 Plan of Conservation and Development (in words) _____ _____ ($_____.00).

Acknowledgement of Addenda

Respondent hereby acknowledges receipt of all Addenda through and including:

Addendum No. _____, dated _____
Addendum No. _____, dated _____
Addendum No. _____, dated _____

4915-7837-4544, v. 1

Description of Supplementary Materials

The following narrative descriptions, examples, resumes and other additional materials are attached to this Proposal in compliance with the Minimum Requirements.

_____

_____

_____

_____

_____

_____

CERTIFICATION

The undersigned attests that this Proposal complies with the RFP's requirements except as noted below and on separate pages (if necessary) included with and made a part of this Proposal. The undersigned it accepts the Project Timeline and Scope of Services indicated in the RFP of and has sufficient staff and resources to meet that Project Timeline.

EXCEPTIONS (if any):

_____

_____

COMPANY NAME: _____

STREET ADDRESS: _____

CITY & STATE:_____ZIP CODE:_____

AUTHORIZED SIGNATURE:_____ DATE:_____

NAME OF PERSON SIGNING: _____ TITLE: _____

TELEPHONE: _____ EMAIL: _____

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Resumes



John Guszkowski, AICP, CZEO, LEED-AP, ENV-SP

PRINCIPAL

EDUCATION

University of Connecticut, CT
M.S. in Natural Resources Management & Engineering

Fairfield University, CT, B.A. in Religious Studies

REGISTRATIONS & CERTIFICATIONS

- *American Institute of Certified Planners US*
- *Certified Zoning Enforcement Officer, (CZEO) CT Association of Zoning Enforcement Officials*
- *LEED Accredited Professional U.S.G.B.C US*
- *Envision Sustainablility Professional, I.S.I. US*

MEMBERSHIPS & AFFILIATIONS

- *Phi Beta Kappa Fairfield University Chapter*
- *Connecticut Resource Conservation & Development Council (R.C.&D.)*
- *Working Lands Alliance*
- *American Planning Association (A.P.A.)*
- *Executive Board, Connecticut Chapter, A.P.A*
- *Institute for Sustainable Infrastructure*

John has over 20 years of experience as a planner in Connecticut. He has served as staff Town Planner for the Towns of Thompson and Woodstock, CT, as well as consulting Planner to the Towns of Ellington, Essex, Clinton, Hampton, and Madison. He has led the research and writing of numerous local and regional Plans of Conservation & Development, village and corridor redevelopment studies, revisions of Zoning and Subdivision Regulations, and has overseen municipal development projects. His knowledge of municipal government, regulations, and permitting processes is an invaluable resource to municipalities and developers alike. He is experienced in grant writing, research and administration. He has assisted in the procurement and administration of over 10 million dollars in grant funds for municipalities across Connecticut.

Benefits Added to Team

NEARLY 20 YEARS OF EXPERIENCE

Certified Planner with a focus on Planning, Regulation, and Sustainable Development working for and in dozens of CT municipalities.

STRONG MUNICIPAL PORTFOLIO

Solid portfolio of writing Master Plans/ PoCD, Zoning and Subdivision Regulations, Redevelopment Studies, and Site Development.

TEAM LEADERSHIP

Coordination and supervision of an inter-disciplinary team including planners, economic development specialists, and public outreach.

Demonstrated Experience

Plan of Conservation and Development, City of Middletown, CT. **John led an inter-disciplinary team to write a new Plan of Conservation & Development for the City of Middletown. Tyche's staff directed a group including the Connecticut Economic Resource Center (CERC) on a project that required extensive public outreach and involvement, development of a new municipal master plan and all associated analysis and mapping for the 2020-2030 timeframe.**

Consulting Town Planner, Town of Essex, CT. **John provides ongoing planning services to the Town of Essex, Connecticut. He is charged with the implementation of several planning projects. These projects include the writing of a new POCD (adopted October 2015), revitalization of Ivoryton Center, the development of an affordable housing plan, overseeing a comprehensive transportation study, and working to develop village district overlay zoning. John provides on-site planning consulting services to the Town through regularly scheduled office hours on a weekly basis.**

Consulting Planner, Town of Clinton, CT. **Under a multi-year consultant services contract, John participated in numerous planning initiatives the Town was eager to tackle. His first assignment was to perform a study of redevelopment options for the former Morgan (High) School property. He has since overseen the rezoning and redevelopment plans for the site. He recently led the revision of the Town's POCD; assisted with the**

AWARD *Outstanding Performance by a Council Member in the New England Region, 2007, 2010, 2014 presented by the New England Association of Resource Conservation & Development Councils.*

The RC&D Council is an independent, locally-based nonprofit (501c3) that focuses on issues regarding community conservation and development and natural resources preservation.

For the last several years, John has been serving as Chairman of the Connecticut RC&D Council.

APPOINTMENT *Connecticut Farmland Protection Advisory Board Member 2007-2017. Appointed to the statewide Board by State Senate President, Donald E. Williams.*

Additional Relevant Experience

development of Incentive Housing Zone Regulations; wrote Village District regulations and co-wrote Natural Hazards Mitigation Plan.

Director of Planning and Development, Town of Thompson, CT. John served as Town Planner, Director of Economic Development, and Grants Writer. He wrote grant applications, received, and administered over $1,000,000 in federal, state and private community development grant projects, and led the revision of Town Zoning Regulations. He led efforts to promote economic growth including the re-use of several old mill properties. In this capacity he also acted as support and advisory staff to Board of Selectmen, Planning & Zoning Commission, Small Cities Advisory Board and Economic Development Commission.

Town Planner/ZEO, Town of Woodstock, CT. John developed the scope of newly-created Planning Department in this rapidly developing Northeast Connecticut municipality. He led a comprehensive revision of Subdivision Regulations, implementing progressive cluster development. During his tenure he oversaw upgrades to Town GIS mapping capacity, Zoning Regulations, and Economic Development strategy, and served as the Zoning Enforcement Officer, interpreting and implementing Town Regulations.

Community Development Planner/Policy Analyst, Capitol Region Council of Governments (CRCOG), Hartford, CT. John acted as primary researcher, author, editor, and cartographer for comprehensive Regional Plan of Conservation and Development. He also coordinated regional efforts in environmental, agricultural, and land use planning/ policy analysis among and beyond the 29 Hartford-area municipalities. He assisted municipal, regional, and nonprofit grant-writing efforts for conservation, open space, farmland viability, and smart growth projects. John also served as the interim Director of Planning and Community Development for Town of Ellington, CT.

CT Resource Conservation and Development Area, Inc., Haddam, CT. Since 2003, John has served as the volunteer President and CEO of this non-profit organization. In this role he has directed board and administrative activities, and overseen procurement and administration of over $3 million in community development grants. He has also assisted in development of budget, program management, corporate oversight, and identification of future projects and resources. This position has involved extensive outreach and coordination to lead stakeholder groups in greenway and farmland viability projects, including farmers, local board members, chief elected officials, state representatives, nonprofit staff, and local and state government staff.



Michael D'Amato, AICP, CZEO

PRINCIPAL

EDUCATION

Central Connecticut State University, CT
B.A. in Urban Planning

REGISTRATIONS & CERTIFICATIONS

- *American Institute of Certified Planners US*
- *Certified Zoning Enforcement Officer, (CZEO) CT Association of Zoning Enforcement Officials*
- *CT Inland Wetland Agent Certification, CT DEEP*
- *GIS Certificate Program*
- *Central Connecticut State University, CT*
- *Shelter Fundamentals Certified,*
- *American Red Cross*

MEMBERSHIPS & AFFILIATIONS

- *Connecticut Association of Zoning Enforcement Officials, Membership Director*
- *West Hartford Zoning Board of Appeals, Board Member*

Michael is a planner committed to furthering the goals of Connecticut's Municipalities and the planning profession overall by developing sound engagement strategies and reducing barriers in the regulatory process. Michael has worked for over 14 years in both the private sector and for multiple Connecticut Municipalities. He holds a Bachelor's Degree in Geography with a concentration in Urban Planning from Central Connecticut State University. In addition, he is also certified as a CT Municipal Inland Wetland Agent, a Certified Zoning Enforcement Officer (CZEO) and by the American Institute of Certified Planners (AICP). He has volunteered for the Connecticut Association of Zoning Enforcement Officials since 2015 where he currently serves as President.

Demonstrated Experience

Consulting Planning & Development Director, Town of East Windsor, CT. Working as a consulting Town Planner for the Town of East Windsor, Michael manages the staff and functions of the land use office including; the review of subdivision applications, the approval of large commercial developments, the reorganization of and revisions to the Town's Zoning Regulations, and the final execution of a multi-year planning study.

Consulting Zoning Administrator, Town of Ashford, CT. Michael provides planning and zoning services in the Land Use office. He has assisted the Planning and Zoning Commission with comprehensive revisions to the zoning regulations, developed new policies to reduce application timeframes for residents and business owners.

Consulting Land Use Administrator, Town of Willington, CT. Michael provides planning and zoning services as the department lead in the Land Use office. He has been tasked with the development of new zoning regulations, overseeing the implementation of a Town-wide GIS system, assisting with the roll out of an online permitting software and creating standardized procedures to streamline the application process.

Consulting Planning & Community Development Planner, Tolland, CT. Michael provided planning, zoning and wetlands services to the Town of Tolland's Planning & Community Development Department. He has assisted in the review of development proposals, drafted zoning regulations, enforced the zoning and wetland regulations, performed plan reviews and worked to streamline department policies.

Plan of Conservation and Development, City of Middletown, CT. Michael was part of a multi disciplinary team of professionals to assist the City of Middletown with the update to their plan. The project encompassed a comprehensive data analysis, an extensive community visioning process with widespread public input across multiple platforms.

Commercial Property Environmental Records Inventory, Town of Putnam, CT. Michael was part of a project team and assisted in the development of a Town-wide Environment Records Inventory. He led the project team in the database design an ultimate integration to the client's online GIS system to make this economic development tool available to all users.

EXPERTISE

- *Drafting, implementing and enforcing Municipal Codes*
- *Reviewing project plans and development recommendations*
- *Drafting RFP documents*
- *Development of Open Space Inventories*
- *Bicycle and Pedestrian Improvement Plans*
- *Grant Writing*
- *Streamlining Regulatory Review Process*
- *Planning and Zoning Training/Staff Development*
- *Virtual Meeting protocols and procedures*

TRAINING

- *Incident Command, FEMA Center for Domestic Preparedness, 2014*
- *Aquifer Protection Area Program Technical Training, Department of Energy and Environmental Protection, 2019*

Additional Relevant Experience

Assistant Town Planner/ZEO, Town of Newington, CT, **Michael was responsible for coordinating efforts to achieve Town planning initiatives, enforcing compliance with zoning regulations and maintaining positive dialog with the public and developers interested in investing in the community. He provided direct support to the Planning and Zoning Commission (P&Z) and the Zoning Board of Appeals; attending meetings and reviewing permit applications and plans for compliance with Town zoning regulations. He facilitated pre-application meetings, coordinated site walks and served as a liaison interfacing with multiple Town departments, residential and commercial developers. He assisted in the preparation of successful grant applications and helped to rewrite regulations to improve interpretation and implementation. He supported outreach with stakeholders and the community. Additionally, he worked to make information more accessible to the public and created processes and templates to standardize functions and data collection. He served as a member of the Safe Homes Task Force, charged with addressing blight and safety issues within the community.**

Bicycle / Pedestrian Plan development (Complete Streets). **Maple Hill Road and Robbins Avenue Complete Streets Improvements. The project involved the conversion of a major downtown corridor from two lanes of traffic in each direction to one-lane in each direction with accommodations for new buffered bicycle lanes on both sides of the road, pedestrian protected crossings and ADA sidewalk upgrades. The plan creates a safe connection from a vital residential area to the Town center.**

Revision to Newington Blighted Premises Code. **Developed valuable web-based tool for public use. Created a search engine which allows a user to search by address to show permitted and specially permitted uses. Also shows all allowable uses for a searched property.**

Land Use Tech/Zoning Enforcement Officer, Town of Somers, CT. **Michael provided support to the Planning, Zoning and Wetlands Commissions by reviewing and processing land use applications and building permits. He prepared reports to State agencies and assisted in the development and procurement of solicitations (RFPs, RFQs). In support of an update to the Town's Plan of Conservation and Development (PoCD), Michael conducted research, gathered and analyzed data, prepared a Community Outreach survey and assisted with community visioning sessions. He worked to identify methods to support and encourage local agricultural uses. He conducted existing conditions analyses to recognize Open Space parcels which would contribute to the Open Space goals of the Town.**

Economic Development Specialist, Town of Berlin, CT. **Michael provided support to the Town's Economic Development Coordinator. In this role, Michael assisted with the coordination of business networking events, developing outreach and collateral materials, and guiding local business entities on permitting, compliance and operational issues. Mr. D'Amato attended committee meetings and prepared agendas, meeting minutes and legal notices. He assisted with regulatory revisions and supported planning initiatives such as streetscape revitalization projects involving façade improvements and an overhaul to signage regulations.**



Robin Newton, AICP, CZEO

SENIOR PLANNER

EDUCATION

Western Connecticut State University, CT
B.S. in Justice and Law Administration

REGISTRATIONS & CERTIFICATIONS

- *American Institute of Certified Planners US*
- *Certified Zoning Enforcement Officer, (CZEO) CT Association of Zoning Enforcement Officials*
- *CT Inland Wetland Agent Certification, CT DEEP*
- *Notary Public, State of CT*
- *Certified Grant Administrator, CDBG*

TRAINING

- *The New England Basic Economic Development Course, 2021*
- *UCONN Clear GIS Training, 2011 Aquifer Protection Area Program Technical Training,DEEP, 2009*

MEMBERSHIPS & AFFILIATIONS

- *Connecticut Association of Zoning Enforcement Officials, President*
- *American Planning Association*

Robin has over 20 years experience serving in Connecticut Municipal planning departments with the last 14 years as a Municipal Planner. Robin has served as a municipal wetlands agent, zoning enforcement officer and code compliance officer. Robin has assisted several municipalities with comprehensive zoning regulation rewrites, PoCD updates, and implementation and training for Municipal Permitting Software programs. Robin has served on the Connecticut Association of Zoning Enforcement Officials Executive Board since 2010 and has been the President since 2014 and serves as Past President.

Demonstrated Experience

Consulting Town Planner, Town of East Granby, CT. Serves as the Town's Director of Planning and Economic Development. Responsible for assisting with the administration of the Land Use Department along with the Planning and Zoning Commission. Assists in preparing meeting packages for the Planning and Zoning Commission. Participates in meetings with developers, property owners and other Town staff to assist with any development questions. Works with the EDC to assist in Economic Development related tasks including implementation of programs to support local businesses.

Consulting Town Planner, Town of Middlefield. Robin has served as the Town Planner since 2019. Robin supervises the land use staff, has implemented permitting software and continued updates, and has developed land use processes and policies to ensure timely responses to the public. Robin has created a development guide to assist the public through the land use commission process along with the administrative permitting process. Robin assists the First Selectman in preparation and submission of Town Grants and RFP's along with serving as Project Manager on a number of Town projects.

Consulting Town Planner, Town of Durham. Robin has served as the Town Planner since 2019. Robin works with the land use staff, has implemented permitting software and continued updates, and has developed land use processes and policies to ensure timely responses to the public. Robin has assisted the Commission with the creation a development guide to assist the public through the land use commission process along with the administrative permitting process. Robin has worked with the EDC on Economic Development related items such as community surveys, developer outreach and coordinating communications with other State Agencies.

Consulting Zoning Enforcement Officer, Town of Bloomfield, CT. Assisted the Town of Bloomfield with enforcement related activities and zoning permit reviews. Provided code enforcement activities. Created online forms related to the processing of code related complaints and follow up. Developed a training guide for the new Zoning Enforcement Officer.

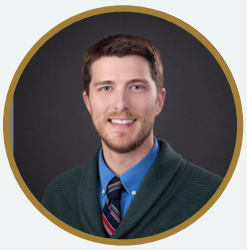
EXPERTISE

- *Drafting, implementing and enforcing of Municipal Regulations and Ordinances*
- *Reviewing project plans and development recommendations*
- *Drafting RFP documents*
- *Drafting of Municipal Grant opportunities*
- *Planning and Zoning Training/ Staff Development*
- *Permitting Software Implementation, updating*

Additional Relevant Experience

Assistant Director of Planning, Town of Simsbury, CT. **Robin served as staff to multiple land use boards and commission including Historic District, Zoning Commission, Wetlands, ZBA and Planning. Robin undertook a complete rewrite of the Zoning Regulations to make the document user friendly and more accessible, assisted with the supervision of the land use department staff, and helped prepare documents related to POCD and Regulatory updates.**

Code Compliance Officer, Town of Simsbury, CT. **Robin served as the Town Code Compliance Officer enforcing the Town's Zoning Regulations and Ordinances. Robin assisted with updates to the process and tracking of all complaints, orders and times to ensure there was timely follow up and outreach back to citizens.**



Jeremy DeCarli, AICP, CZEO

SENIOR PLANNER

EDUCATION

Central Connecticut State University

M.A. in Geography

Emmanuel College (Boston)

B.A. Sociology

REGISTRATIONS & CERTIFICATIONS

- *American Institute of Certified Planners US*
- *Certified Zoning Enforcement Officer, (CZEO) CT Association of Zoning Enforcement Officials*
- *CT Inland Wetland Agent Certification, CT DEEP*

SKILLS

- *Microsoft Office*
- *ArcGIS*
- *Project Management*
- *Public Facilitation*

Jeremy has worked in the field of Planning in Connecticut for over a decade. He is a Certified Zoning Enforcement Officer (CZEO), a Certified Inland Wetland Agent, and is certified by the American Institute of Certified Planners (AICP). He has experience with many facets of planning, zoning enforcement, and wetland protection and enforcement. Jeremy serves as the Professional Development Officer for the Connecticut Chapter of the American Planning Association and is a member of the Executive Board.

Demonstrated Experience

Director of Planning & Community Development, Town of Southington, CT. Jeremy supervised a staff of twelve in the Planning, Zoning, and Building Departments serving a community of 40,000 residents. He developed Zoning Violation Policies, undertook reviews of development applications for the Planning & Zoning Commission, and worked cooperatively with developers, design firms, and residents to ensure compliant and successful projects. He worked closely with numerous municipal departments, including Building, Health, Economic Development, and Engineering.

Planning & Zoning Official, Town of East Hampton, CT. Jeremy served as Town Planner, Zoning and Wetlands Officer for a municipality of 13,000, including one of the State's largest lake communities. He completed an in-house update to the Town's Plan of Conservation & Development and assisted with updates to Zoning and Wetlands Regulations. He undertook a Village Center Study and managed grants for Village Center Streetscape, Watershed Property Acquisition, and Brownfield Redevelopment.

Regional Planner, Lower Connecticut River Valley Council of Governments, Essex CT. Jeremy was the project manager for the Valley Railroad Economic Feasibility and Cost- Benefit Analysis for the Valley Railroad Scenic Corridor Study. He managed the fiduciary responsibilities for the DEMHS Region 2, including budgeting and purchasing, as well as leading the FEMA-approved update to the Natural Hazards Mitigation Plans for the 17 municipalities of the LCRV region.

Planning Intern, CRERPA, Old Saybrook CT. Jeremy assessed the economic and social value of the Connecticut Valley Railroad throughout Middlesex County. He assisted with the comprehensive Transportation Study for the Town of Essex, and assisted with the organizational merger between Midstate RPA and CRERPA into a new Lower Connecticut River Valley COG.



Zoe Chatfield

ASSOCIATE PLANNER

EDUCATION

Clark University

M.A. in Community Development and Planning

University of Connecticut

Graduate Certificate in Geographic Information Systems (GIS)

Smith College

B.A. Sociology, Urban Studies

SKILLS

- *Microsoft Office*
- *GSuite*
- *ArcGIS*
- *Google Earth Pro*
- *Basecamp*
- *Monday*
- *Miro*
- *Canva*
- *Squarespace*
- *Wordpress*
- *Javascript*
- *CSS*
- *HTML*
- *Atom*

EXPERTISE

Policy writing, copyediting, nonprofit establishment and mission/vision/program design, design thinking framework, management of projects, programs, and performances/events, social media campaigns, community outreach strategy, facilitation

Zoe has worked in a variety of roles over the last five years. She has worked in various community spaces related to planning, has been active in the City of Hartford as an individual and with commissions, and has dedicated her graduate education to developing her role as a Planner. She is able to combine a diverse array of skills and expertise into her work.

Demonstrated Experience

GIS Specialist, Broadband Telecom, Remote. **Zoe provided mapping support to make sure all addresses are within a given radius of an existing or newly drawn road line for planning the implementation of fiber optic cables.**

Community Researcher, Beam Architects, Brooklyn, NY. **Zoe conducted neighborhood- level research to inform a community organization vision and business plan. Her work included informal resident interviews and industry mapping. She is currently leading their community engagement strategy.**

Director (Hartford location), Free Center, Hartford, CT. **Zoe designed and oversaw original community planning events. She also conducted community outreach and developed partnerships, as well as grant writing and reporting.**

Project Manager, CO:LAB, Hartford, CT. **Zoe dealt with client communications, scheduling, project management, and event management as a project manager for CO:LAB. She also wrote and copyedited.**

Independent Client Work. **Zoe has also worked on a number of projects for independent clients. She created Night Fall directional and promotional maps to show bike routes to the public at a community event and show the layout of the event site. She also consulted on social media and customer engagement strategy for several small business owners. She created simple websites and web maintenance and updates for small organizations.**



Johneil Clarke

ASSOCIATE PLANNER

EDUCATION

St. John's University

M.A. in Environmental Sustainability and Decision Making

St. John's University

B.A. Environmental Studies

Central Connecticut State University

GIS Essentials Certificate

SKILLS

- *Microsoft Office*
- *ArcGIS*
- *Municity & Civic Plus*
- *Strong Interpersonal Skills*
- *Written & Verbal Communication*

Johneil is a recent recipient of a Master's Degree from St. John's University in Environ- mental Sustainability and Decision Making. She is a well-organized, detail-oriented, and results-driven planning professional. She is a successful relationship builder with the ability to communicate effectively across a variety of media and in a wide range of communities. She is able to combine a diverse array of skills and expertise into her work.

Demonstrated Experience

Borough Planner, NYC Department of City Planning. Johneil provided project management oversight for private and city land use applications. She reviewed site plans and development proposals to determine compliance with NYC zoning regulations and land use policies. She assisted in the reform of Privately Owned Public Spaces (POPS) program procedures ,and conducted zoning, land use, and urban design studies.

Land Use Technician, Town of Westbrook, CT. Johneil assisted with the review of building permits for zoning compliance and coordination of applications with Town Commissions. She coordinated the enforcement of Zoning Regulations, including drafting notices of violation. She was the primary point of contact for the public's interface with the Land Use Department, as well as preparing agendas and managing correspondence for numerous municipal Boards and Commissions.

Intern, Connecticut Metropolitan Council of Governments. Johneil assisted MetroCOG staff with trail collection data using ArcGIS Collector and used ArcGIS Pro to create a regional recreational trail viewer. She participated in MetroCOG Conservation Technical Advisory Committee (CTAC) and Geospatial Technical Advisory Committee (GTAC) work. She assisted with data collection and research for the region's Comprehensive Economic Development Strategy (CEDS).

Sustainability Fellow, Sustainable Connecticut. Johneil assisted the Towns of Stratford and Trumbull with their application documentation to seek certification through the Sustainable Connecticut program. She worked with the Town of Stratford's Office of Planning & Zoning to achieve Silver Sustainable CT certification and the Town of Trumbull's Planning & Zoning Department in achieving Bronze certification. She reviewed and compiled data for local Plans of Conservation & Development, Natural Hazards Mitigation Plans, and Environmental Site Assessments



Manuel Medina

ASSOCIATE PLANNER

EDUCATION

Simon Fraser University, BC B.Env. in Resource and Environmental Management

REGISTRATIONS AND CERTIFICATIONS

- *Connecticut Association of Zoning Enforcement Officials*
- *CT Inland Wetland Agent Certification, CT DEEP*

SKILLS

- *Microsoft Office*
- *ArcGIS*
- *Google Earth Pro*
- *R Studio*
- *Python*
- *HTML*
- *CSS*
- *JavaScript*
- *Fluent in Spanish*

Manuel has worked in a diverse range of fields, having experience in academia, operations management, planning, and zoning. He holds a Bachelor's Degree in Resource and Environmental Management from Simon Fraser University. Previous to his work with Tyche, Manuel's most recent role was with the Town of Coventry where he worked as Assistant Planner and Zoning Enforcement Officer. Throughout his career, Manuel has had the opportunity to become fluent in several programming languages, which have been helpful when working with large datasets for GIS projects. He is interested in expanding his focus on transportation planning, especially since becoming a resident of Eastern Connecticut.

Demonstrated Experience

Consulting Town Planner, Town of Brooklyn, CT. **Through a consulting contract between the Town and Tyche, Manuel served as the principal staff support in the Brooklyn Land Use Office, managing administrative staff and permit processes. He served as primary staff to the Planning & Zoning Commission, providing reviews of applications, assistance with implementation of the Town's Plan of Conservation & Development, and providing guidance on potential regulatory changes.**

Consulting Town Planner/Zoning Officer, Town of Salem, CT. **Through a consulting contract between the Town and Tyche, Manuel served as primary land use staff for the Town. He served as staff to the Planning & Zoning and Inland Wetlands & Watercourses Commissions, providing reviews of applications, meeting with developers, investigating complaints and answering property owners' questions. He undertook enforcement actions for both Wetlands and Zoning violations.**

Assistant Town Planner/ZEO, Town of Coventry, CT. **Manuel served as staff to multiple land use boards and commissions, including Affordable Housing, Planning and Zoning, and ZBA by reviewing and processing land use applications as well as building permits. Manuel was in charge of enforcing the Town's blight ordinance. He collaborated with Town Staff to streamline the online permitting process.**

TYCHE
PLANNING & POLICY GROUP

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The FUTURE. Built Smarter.



WESTPORT

TOWN OF WESTPORT
REQUEST FOR PROPOSALS # 26-168-T

2027 PLAN OF CONSERVATION AND DEVELOPMENT

TECHNICAL PROPOSAL
MARCH 13, 2026

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Town of Westport
Finance Department Room 313
Town Hall
110 Myrtle Avenue
Westport, CT 06880

March 13, 2026

IMEG
The FUTURE. Built Smarter.

RE: Request for Proposals – Town of Westport 2027 Plan of Conservation and Development - RFP# 26-168T

Hello,

FHI Studio, now IMEG, (hereafter referred to as IMEG), is pleased to respond to the Town of Westport's request for planning services. Guided by our core vision to create livable communities through innovative planning and inclusive engagement, we bring the Town a strong combination of technical expertise, dedicated staff capacity, proven project experience, and clear communication skills. Our approach is rooted in the principles of livability, innovation, and engagement, which align directly with the needs of this project.

We are excited by this opportunity to work with the Town of Westport, recognizing its distinctive character as a coastal community with a strong civic identity, vibrant downtown, and nationally recognized quality of life. Westport's location along Long Island Sound, access to regional rail service via its two train stations, and proximity to major employment centers create meaningful opportunities to balance preservation with thoughtful growth. The Town's commitment to environmental stewardship, walkable neighborhoods, arts and culture, and high-quality design aligns directly with our core principles of livability, innovation, and engagement.

IMEG brings proven experience preparing Plans of Conservation and Development throughout Connecticut, along with a practical, collaborative approach focused on clear, implementable strategies that respect Westport's character while positioning the community for long-term success. We have assembled a team of highly experienced senior staff who will be directly engaged in this planning effort. Each team member is deeply committed to their work and brings a successful history of delivering high-quality service to clients across Connecticut.

Francisco Gomes, AICP will serve as Senior Advisor. With more than twenty-five years of experience in community planning, urban design, and public engagement, Francisco has built a career around developing implementable planning solutions. He has managed POCD updates for Bridgeport, Danbury, West Hartford, New Haven, and numerous other communities.

Rory Jacobson, AICP will serve as Project Manager. Rory has extensive experience leading POCD updates, including recent efforts in Stratford, Wethersfield, and Windsor. She brings strong expertise in community planning and engagement, ensuring that plans are both technically sound and reflective of community priorities. Rory will be supported by a team of technical specialists in transportation, cultural resources, environmental planning, housing, and economic development.

To complement IMEG's team, we have partnered with David Murphy of Resilient Land and Water, who brings deep expertise in coastal and climate resilience planning. We have also partnered with Erik Woyciesjes of RKG Associates, a trusted collaborator who will help shape and guide our housing and economic development strategies. IMEG has worked with this core team on numerous successful projects, and our established working relationships ensure a coordinated, efficient, and high-quality planning process.

This proposal outlines our approach, introduces our team, highlights individual staff qualifications, and provides work samples that demonstrate our technical depth and commitment to client service. We are prepared to begin work immediately, and Westport's POCD update will be a priority project, receiving the full attention and resources it deserves.

We thank you for your consideration during this selection process. Francisco and our entire team look forward to the opportunity to work with the Town of Westport on this plan. If you have any questions, please do not hesitate to contact Francisco at 860-256-4916 or francisco.j.gomes@imegcorp.com.

Sincerely,

Kenneth Livingston, IMEG

Client Executive – Planning and Engagement

416 Asylum St., Hartford, CT 06103
› 860.247.7200 › imegcorp.com

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FIRM BACKGROUND & EXPERTISE



IMEG
The FUTURE. Built Smarter.

Firm Profile

Meet IMEG







LEADERS IN **PLANNING** AND **INNOVATION.**

IMEG is a national, employee-owned engineering, planning, and design firm with more than 100 offices and 3,000 professionals across the country. Our integrated team of planners, GIS specialists, designers, and engagement experts delivers comprehensive support for municipal and regional planning initiatives, including long-range plans, zoning and land use policy, mobility planning, and spatial analysis.

We bring deep expertise in how mapping, data, and design inform decision-making, equity, and vision in the communities we serve. Our planning studio combines technical rigor with a commitment to livability, resilience, and equitable access. We specialize in crafting plans that are not only visionary but also implementable—tailored to community needs and grounded in regional context. From transportation equity strategies to housing and land use frameworks, we work with clients to turn priorities into actionable, measurable outcomes.

Collaboration is at the heart of our approach. We partner closely with clients, local stakeholders, and multidisciplinary teams to ensure that each project reflects shared values and long-term goals. Through engaging visuals, accessible language, and user-friendly tools, we help communities communicate complex ideas, build consensus, and move confidently toward implementation.

We are employee-owned and results driven with a passion for transforming environments and communities through thoughtful planning and innovative design.

FIRM HISTORY

In 2015, KJWW Engineering (1961) and TTG Engineers (1955) merged to form IMEG. Since the initial merger, we have welcomed more than 30 new firms into our ONE IMEG family — broadening our national expertise through local connections. Our overall firm history dates back to 1910.

At-a-Glance

- 100% Employee-Owned
- Full-service Planning & Engineering
- 100+ Locations
- 3,000 Team Members

EXPERTISE

- Zoning and Land Use Policy
- Comprehensive Plan Implementation
- Form-Based and Hybrid Codes
- GIS and Spatial Analysis
- Housing and Land Use Frameworks
- Environmental Resource Protection
- Community Engagement

LOCATIONS



Firm Background

Modernizing Westport's Future

IMEG brings extensive experience assisting municipalities in preparing Plans of Conservation and Development that guide long-term policy, investment, and land use decisions. For the Town of Westport's 2027 Plan of Conservation and Development (POCD) update, IMEG provides a multidisciplinary team with expertise in comprehensive planning, housing policy, infrastructure and transportation analysis, environmental planning, and community engagement. Our team supports municipalities in evaluating existing conditions and emerging trends related to land use, housing diversity and affordability, economic vitality of commercial and downtown districts, infrastructure capacity, and the protection of natural and coastal resources. We also assist communities in integrating sustainability, climate resilience, and state planning priorities into long-range planning efforts while maintaining neighborhood character and quality of life. Through a structured planning process that combines technical analysis, meaningful stakeholder engagement, and clear policy development, IMEG produces comprehensive plans that align with Connecticut statutory planning requirements and provide practical guidance for municipal decision-making, zoning and regulatory updates, and capital investment over the next decade.

At IMEG, we combine regional knowledge with multidisciplinary planning expertise to help municipalities address complex planning challenges. Our team brings experience in comprehensive planning, land use strategy, community engagement, environmental planning, and visual communication—capabilities that align directly with the Town of Westport's Plan of Conservation and Development (POCD) update.

The following sections outline our approach and qualifications relevant to this effort. Rory Jacobson will serve as Project Manager and will remain closely involved throughout the process, coordinating with the Town and the Planning and Zoning Commission. He will be supported by a team of planners, environmental specialists, engagement professionals, and design staff who will contribute technical expertise as needed.

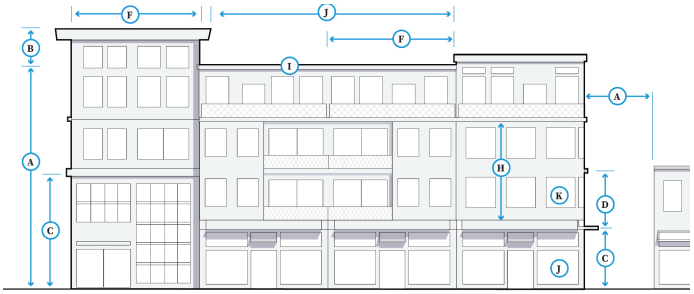
IMEG looks forward to supporting the Town of Westport in developing a clear, practical, and forward-looking POCD that reflects community priorities while guiding future growth, protecting natural resources, and supporting long-term sustainability.



CONTACT

Ken Livingston, AICP
Client Executive
(860) 256-4907
ken.m.livingston@imegcorp.com

Core Areas of Expertise



1. Main Body			
Bulk		**Min**	**Max**
A	Main Body Height (floors/feet)	36' or 3 stories	70' or 5 stories
B	Corner Height Bonus	-	7'

2. Building Elements	
A	Attached Side Garages
B	Awnings
C	Balcony



COMMUNITY ENGAGEMENT AND STAKEHOLDER COLLABORATION

Meaningful public engagement is central to successful comprehensive planning efforts. IMEG designs outreach strategies that encourage broad participation and provide multiple opportunities for residents, business owners, civic organizations, boards, and commissions to contribute to the planning process. Our team uses a combination of in-person meetings, workshops, focus groups, and digital engagement tools such as online surveys, project websites, and social media outreach to reach a wide cross-section of the community. These strategies help ensure that plans reflect community priorities while building understanding and consensus around key issues and recommendations.

SERVICES

- Master & Conceptual Site Plans
- Placemaking
- Downtown Redevelopment Plans
- POCDs & Zoning Regulations
- Street Activation
- TOD Planning
- Environmental Planning

DATA ANALYSIS, MAPPING, AND PLANNING RESEARCH

Comprehensive planning requires a clear understanding of existing conditions and emerging trends. IMEG conducts detailed analysis of demographic patterns, housing conditions, land use characteristics, economic indicators, infrastructure capacity, and environmental resources. Using data from federal, state, and regional sources, our team prepares clear narrative summaries, charts, and maps that help communities understand how local trends compare with those of the surrounding region. GIS mapping and spatial analysis are used to translate complex information into visual formats that support informed decision-making and provide a strong foundation for planning recommendations.

LAND USE PLANNING AND ZONING STRATEGY

IIMEG assists municipalities in evaluating existing land use patterns and regulatory frameworks to ensure that zoning and development policies align with community goals. Our planners analyze how land uses are distributed throughout a community, how zoning regulations shape development patterns, and where opportunities exist to support appropriate growth, redevelopment, or conservation. This work helps communities guide future development in ways that maintain neighborhood character, support economic vitality, and align regulatory frameworks with long-term planning objectives.

HOUSING AND COMMUNITY DEVELOPMENT

Housing needs are a central consideration in comprehensive planning. IMEG evaluates housing supply, affordability, and development trends to help communities understand how demographic and economic factors influence housing demand. Our work considers housing types, tenure patterns, household characteristics, and market trends to identify opportunities to expand housing choice and affordability. This analysis supports planning strategies that address the needs of seniors, working households, and other residents while ensuring that new housing complements existing neighborhood character.

Core Areas of Expertise

ECONOMIC VITALITY AND VILLAGE CENTER PLANNING
Strong commercial centers are essential to a community's economic health and identity. IMEG evaluates local and regional economic trends, employment patterns, and development opportunities to help communities support long-term economic vitality. Our planning work often focuses on strengthening downtowns and village centers by improving walkability, supporting local businesses, and reinforcing the role of these areas as civic and commercial hubs within the community.

INFRASTRUCTURE AND MOBILITY PLANNING
Infrastructure systems play a critical role in shaping community growth and development. IMEG evaluates transportation networks, utilities, stormwater systems, and other public infrastructure to understand how existing capacity supports current and future development. Our analysis considers regional transportation connections, multimodal mobility, and infrastructure constraints to help communities plan investments that support economic development, environmental protection, and long-term sustainability.

ENVIRONMENTAL STEWARDSHIP AND CONSERVATION PLANNING
Protection of natural resources is a key component of long-term planning. IMEG conducts environmental and conservation analysis to evaluate wetlands, open space systems, ecological resources, and recreational assets. This work helps communities understand the environmental features that contribute to local character and quality of life while identifying opportunities to protect sensitive resources and enhance conservation and recreation systems.

CLIMATE RESILIENCE AND SUSTAINABILITY
Communities are increasingly addressing climate risks and sustainability goals through comprehensive planning. IMEG assists municipalities in evaluating coastal and inland flooding risks, sea level rise, and other climate-related challenges while identifying strategies to strengthen long-term resilience. Our work also considers broader sustainability initiatives such as energy efficiency, waste reduction, and environmentally responsible infrastructure practices that support long-term community resilience.

CREATIVE COMMUNICATIONS AND PLAN VISUALIZATION
Clear communication is essential to successful planning. IMEG integrates graphic design, mapping, and document layout into planning efforts so that complex information is accessible to decision-makers and the public. Our team produces visually engaging plans, graphics, and digital content that help communities clearly communicate planning concepts, policy recommendations, and implementation strategies.



RESILIENT
Land & Water
Sustainable Solutions, Stream to Shoreline

Firm Profile

Resilient Land And Water was formed by its managing member, David Murphy, in July 2021. Resilient Land And Water was founded to provide consulting services in the field of environmental and community planning, water resources, flood management, and climate resilience. The company's mission is to provide prompt client response and flexible solutions to challenges related to water and climate challenges while offering competitive billing rates to the public sector, with revenues returned to the New England economy. The company's small size ensures attention to detail and the continuity of staff needed to work through complex projects. Resilient Land And Water is a Connecticut DAS-certified Small Business Enterprise, which may help clients meet their goals relative to utilizing small businesses.

With over 30 years of experience, our ***small*** environmental and engineering consulting firm is dedicated to making ***big*** impacts. We are working to shape resilient and sustainable communities through creative and collaborative planning, smart engineering, and most importantly, developing long-lasting relationships with our clients.



About our firm

RKG Associates is a full service economic development, real estate, and spatial analytics firm with offices located in Boston, Massachusetts; Alexandria, Virginia; Atlanta, Georgia; and Dallas, Texas.

Navigating Complexity. Building Trust. Unlocking Potential.

RKG

Company Overview

Founded in 1981, RKG Associates, Inc. provides private, public and institutional clients, nationwide, a comprehensive range of advisory, planning, and strategic consulting services related to real estate, land use and economic development.

Our firm has successfully blended the in-house expertise of professionals who have backgrounds in market research, economics, geospatial analysis, finance, real estate development and planning. We also call upon an extensive network of other professionals to provide complementary technical expertise in such areas as architecture, engineering, and legal services. Whether it is a large-scale project or a smaller undertaking, we make our full range of skills and disciplines available to every client.

Since our founding in 1981, the firm has successfully completed more than two thousand consulting projects regionally, nationally and internationally, providing a comprehensive range of economic, planning, marketing, and management services to governmental, business, and institutional clients. The firm currently employs nine full-time professionals, having grown to become one of the most respected economic and real estate advisory consulting firms in the United States.

Our firm has the staff and technological resources to ensure that the amount of data, and complexity of the challenge is no barrier to clear and creative solutions.

We use a combination of public and proprietary data sources to formulate a clear understanding of historical trends, existing conditions and potential future scenarios. Our data driven approach is integrated with engagement and strategy frameworks to navigate complexities with clear and realistic solutions.

RKG ASSOCIATES IS MANAGED AND OWNED BY THREE PRINCIPALS. EVERY PROJECT IS PRINCIPAL LED AND MANAGED.

Mr. Eric Halvorsen, AICP
76 Canal Street, Suite 401
Boston, Massachusetts 02114

Mr. Kyle Talente
2121 Eisenhower Ave, Suite 402
Alexandria, Virginia 22314

Mr. Erik Woyciesjes
76 Canal Street, Suite 401
Boston, Massachusetts 02114

35+
Number of States where we work

2
East Coast Offices

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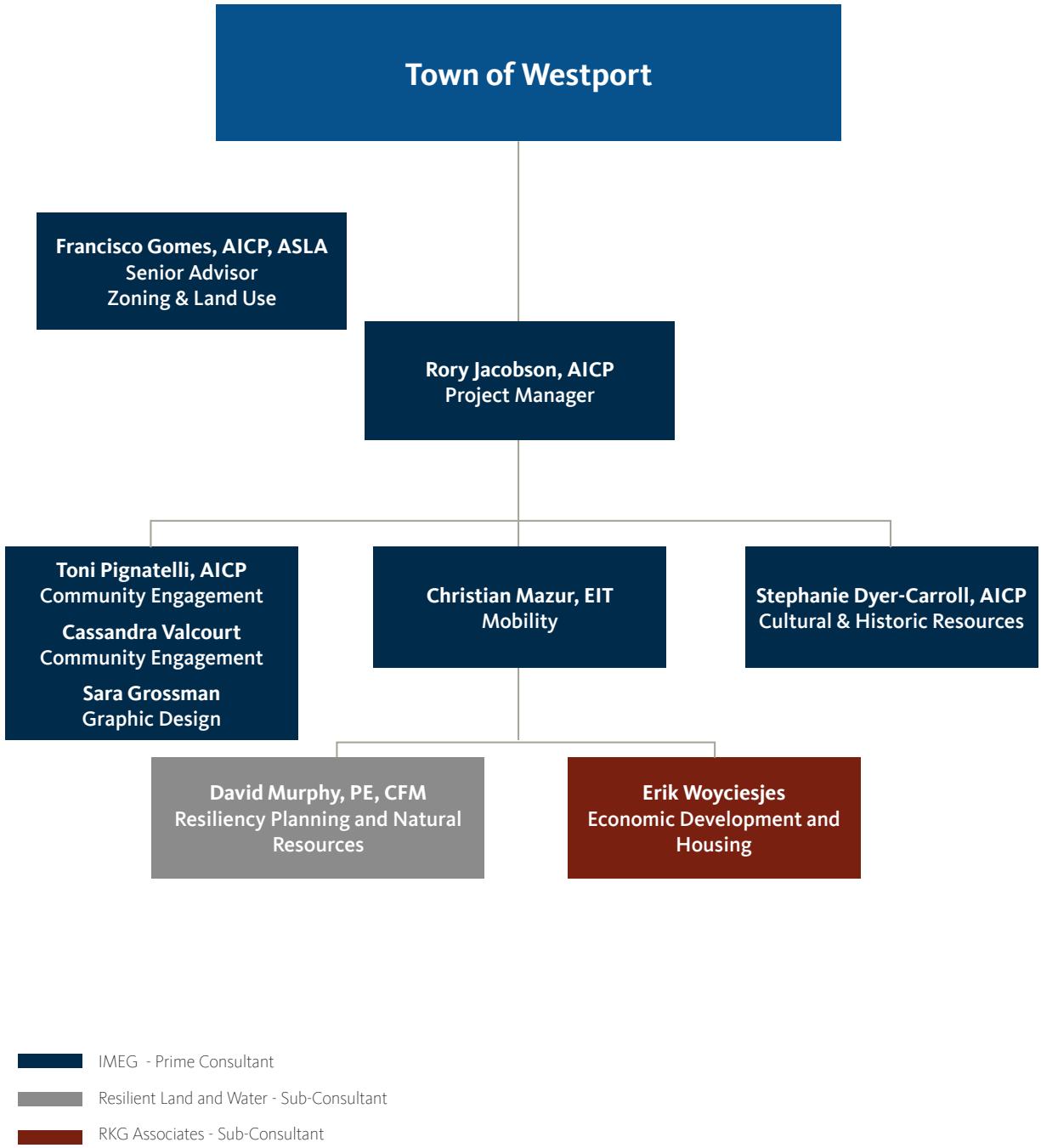
Organizational Chart & Resumes



IMEG
The FUTURE. Built Smarter.

Key staff

Our Team is *Your* Team



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Rory Jacobson, AICP

Senior Urban Planner

Rory is a planner with expertise in urban design, multimodal transportation, and people-focused planning initiatives that enhance livability. She has led municipal and regional Plans of Conservation and Development, multimodal transportation studies, and resiliency planning projects, with a focus on aligning strategies with the needs and priorities of each community. With a background in landscape architecture, she conveys complex ideas through clear and visually compelling graphics. Skilled in facilitation and community engagement, Rory works collaboratively with residents and stakeholders to translate shared goals into practical, forward-looking plans.

Project Highlights

- **Town of Wethersfield, CT, Plan of Conservation and Development.** Rory served as Project Manager for a comprehensive planning update that establishes a clear community vision and actionable strategies for growth, preservation, and resilience. In this role, she worked closely with municipal staff and the POCD Advisory Committee, led technical analyses of housing, land use, mobility, infrastructure, and the local economy, and oversaw a robust public engagement process that included surveys, interviews, focus groups, and workshops. The result was a clear, accessible, and implementable plan aligned with Wethersfield's long-term goals. (2024–2026)
- **Town of Windsor, CT, Plan of Conservation and Development.** As Project Manager, Rory directed a comprehensive update that integrated technical analysis with workshops, focus groups, interviews, and pop-ups. The plan emphasizes equity, sustainability, and livability while ensuring compliance with state requirements and a practical path to implementation. (2024–2026)
- **City of New Haven, CT, New Haven Vision 2034.** Rory managed an inclusive engagement program—workshops, focus groups, pop-ups, and a Community Navigator initiative—to elevate underrepresented voices. She coordinated topic-based co-creation teams and crafted messaging and tools that tied community priorities to equity- and resilience-focused recommendations. (2023–2025)
- **Town of Stratford, CT, Plan of Conservation and Development.** Rory managed the ten-year POCD update, overseeing data analysis, plan development, and facilitation of advisory committee and public meetings. Broad community outreach including surveys, workshops, and stakeholder engagement ensured local perspectives were a central part of the process. The resulting plan addresses housing, growth, mobility, resilience, and community services and provides a clear, actionable implementation pathway. (2022–2024)

Experience
14 Total, 13 with IMEG

Education
University of Massachusetts, MS Regional Planning

University of Connecticut, BS Landscape Architecture

Certifications
American Institute of Certified Planners

LEED Green Associate Certification, 2013

Affiliations
American Planning Association, CT Chapter

American Society of Landscape Architects

United States Green Building Council

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Rory Jacobson, AICP

Senior Urban Planner

- **City of Danbury, CT, Plan of Conservation and Development.** As Deputy Project Manager, Rory contributed mapping, existing-conditions and demographics analysis, and stakeholder outreach. The plan sets a clear vision and strategy to guide Danbury's growth and reinvestment. (2020–2022)
- **Town of Monroe, CT, Plan of Conservation and Development.** Rory produced demographics analysis, maps, and a visually rich plan while helping design surveys and a robust engagement campaign. The document addresses changing retail, mobility, and housing needs in a small-town context. (2019–2021)
- **Town of Mansfield, CT, Northwest Mansfield Vision and Strategy Plan.** As Project Manager, Rory led a visioning and strategy process addressing infrastructure, pedestrian amenities, mobility, housing, zoning, and economic development. She coordinated inclusive engagement and produced an implementation framework tailored to grants, opportunities, and long-term stewardship. (2023–2025)
- **Southeastern Connecticut Council of Governments, SUBASE New London Compatible Use Plan.** Rory is providing planning support for the update and expansion of the Compatible Use Plan guiding coordination between Naval Submarine Base New London and surrounding municipalities. She is assisting with research, analysis, and coordination tasks that support land use compatibility, infrastructure planning, and long-term collaboration between military and civilian stakeholders. Rory helps ensure technical inputs are clearly documented and aligned with the project's strategic goals. (2025–Ongoing)
- **Town of Berlin, CT Plan of Conservation and Development (POCD).** Rory supported the update of the Town's POCD by assisting with demographic analysis, existing conditions research, and mapping. She contributed to preparation of background materials and participated in project meetings with the POCD Steering Committee, helping inform planning recommendations related to natural resources, village center and corridor revitalization, and housing needs. (2021–2023)
- **Lower Connecticut River Valley Council of Governments (RiverCOG), Regional Plan of Conservation and Development.** Rory organized and facilitated regional workshops, pop-ups, and advisory committee meetings as part of the RiverCOG feasibility study to close a critical 23-mile gap in the Central Connecticut Loop Trail between the Airline Trail and the Farmington Canal Heritage Trail. Her work focused on the Middletown and Portland segments, including potential connections via the Arrigoni Bridge, the Mattabesset Trolley Trail system, and adjacent regional trail networks. She also supported land use analysis and environmental screening to ensure proposed alignments were responsive to regulatory requirements and community priorities. (2019–2021)
- **Town of Woodbury, CT, Plan of Conservation and Development.** As Deputy Project Manager, Rory helped the town address rural community challenges such as flat population growth, retail vacancies, and rising service costs through targeted strategies. She supported community engagement, conducted analysis, and contributed to plan development. (2019–2020)
- **Town of West Hartford, CT, Plan of Conservation and Development Update.** Rory supported engagement, demographics, mapping, and drafting for a highly accessible, public-friendly plan. The update frames strategies for housing choice, centers, and multimodal mobility. (2018–2020)
- **City of Bridgeport, CT, Plan of Conservation and Development Update.** Rory assisted with community events and prepared graphics and maps for a policy-focused, equity-driven plan in Connecticut's largest city. Engagement emphasized inclusion and readability. (2018–2019)
- **Town of Simsbury, CT, East Weatogue Historic District Handbook.** Rory served as Deputy Project Manager, facilitating meetings and workshops and producing GIS mapping. She helped craft a user-friendly, graphic-rich guide to support preservation and design review. (2020–2021)
- **University of Connecticut and Sea Grant's Sustainability and Resilience Plan for the Town of Stonington.** As Project Manager, Rory is leading community engagement for a joint sustainability and resilience planning effort. She is overseeing coordination with institutional and municipal partners and managing outreach activities to gather input on municipal resilience, sustainability priorities, and long-term implementation strategies. Rory ensures engagement findings are clearly documented and integrated into the plan's recommendations. (2025-Ongoing)
- **Town of Groton, CT, Complete Streets and Trail Plan.** Rory led engagement through workshops, focus groups, and interviews and supported existing-conditions assessment and network gap analysis. She helped shape route planning, wayfinding strategies, recommendations, and demonstration projects to accelerate near-term improvements. (2024–2025)
- **Town of Stratford, CT, Trails Master Plan.** As Project Manager, Rory is leading development of a comprehensive master plan for Stratford's recreational trail system, including assessment of existing trails and planning for future connections. She is managing consultant coordination, scope refinement, and technical analysis to support expansion of the trail network using recently awarded Connecticut Recreational Trails Program funding. Rory is overseeing engagement and plan development to ensure the final master plan is actionable and grant-ready. (2025–Ongoing)

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Francisco Gomes, AICP, ASLA

Senior Urban Planner

Francisco leads IMEG's comprehensive planning practice. In his 16 years with IMEG, he has built the leading comprehensive planning practice in Connecticut. Under his leadership IMEG has prepared over twenty plans of conservation and development for Connecticut municipalities of all sizes. Additionally, he has built a zoning consulting practice that leads all other firms in Connecticut in comprehensive zoning rewrites, having successfully completed or working towards the completion of comprehensive zoning rewrites for eight communities with multiple other zoning projects for town centers and transit-oriented districts.

In addition to leading IMEG's comprehensive planning practice, Francisco has considerable mobility planning experience and has substantially expanded IMEG's bicycle and pedestrian planning expertise. He has led multiple complete streets projects, corridor plans, and bicycle and pedestrian planning projects including the development of bicycle and pedestrian planning and design guidelines for multiple towns and cities.

Experience
25 Total, 16 with IMEG

Education
University of Massachusetts, Master of Regional Planning
University of Massachusetts, Master of Landscape Architecture
University of Dayton,
BS Environmental Geology

Affiliations
American Institute of Certified Planners
American Planning Association
American Society of Landscape Architects

Project Highlights

Comprehensive Plans

- **City of New Haven, CT Vision 2034 Plan.** As IMEG's project manager, Francisco led development of New Haven's Vision 2034 comprehensive plan. This project involved extensive community engagement including the development of a Community Navigator program that employed ten local residents as part of the planning team to assist in promoting grass roots participation in the planning process. The Vision 2034 plan establishes an ambitious agenda for New Haven to address in an equitable way development pressures, housing and economic development needs, and issues surrounding resiliency and sustainability. (2024-2025)
- **City of Danbury, CT Plan of Conservation and Development (POCD).** Francisco was Project Manager for an update of the City's POCD. He assembled a comprehensive team for this effort and worked closely with the City and its oversight committee to develop a plan that identifies key issues and establishes a clear vision and strategic plan for the City over the next decade. Francisco also led development of an Affordable Housing Plan as an extension of the POCD project. (2021-2022)

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Francisco Gomes, AICP, ASLA

Senior Urban Planner III

- **Town of Monroe, CT Plan of Conservation and Development (POCD).** Francisco led IMEG's team which worked with the Town of Monroe to develop their 2021 POCD. The update, initiated in late 2019, addresses significant trends and issues facing Monroe including stagnant population growth, projected population declines, a shifting retail and commercial environment, the desire for more diverse transportation options, and the need for more housing choice. Over the course of the project, the planning team successfully engaged over one-thousand participants. (2020-2021)
- **Town of Berlin, CT Plan of Conservation and Development (POCD).** Francisco was Project Manager for an update and rewrite of the Town's POCD. He worked closely with the POCD steering committee and an Affordable Housing Committee to develop plans that seek to preserve the Town's natural resources, improve its village center and commercial corridors and support the development of more housing that is affordable to residents while maintaining and enhancing the town's character. (2021-2023)
- **Lower Connecticut River Valley Regional Plan of Conservation and Development (POCD).** Francisco was Project Manager for an update and rewrite of the RiverCOG region's Plan of Conservation and Development. He worked closely with RiverCOG and the Regional Plan Advisory Committee to develop a plan that establishes a vision and recommendations that will guide the seventeen towns of the region in development over the next decade. (2019-2021)
- **Town of Woodbury, CT Plan of Conservation and Development (POCD).** Francisco was Project Manager for Woodbury's POCD update. The plan addressed issues such as the redevelopment of significant vacant parcels in the town, the need for more diverse housing options, and needed enhancements to community facilities. (2019-2020)
- **Town of West Hartford Plan of Conservation and Development (POCD).** Francisco was Project Manager for the Town's update of its POCD. He led a comprehensive project team that has used a diversity of community engagement techniques to identify the primary strengths, issues, and ideas for the community. Building upon the strengths of the Town's retail districts, the plan explores opportunities to expand housing options within or in proximity to those districts in addition to seeking to expand multimodal transportation options within West Hartford. (2019-2020)
- **City of Bridgeport, CT Plan Bridgeport.** Francisco was Project Manager for an update and rewrite of Plan Bridgeport, the City's Plan of Conservation and Development. The project included a substantial community engagement component consisting of intercept surveys, an online survey, focus group meetings, workshops and working committee meetings. The plan establishes a vision for Bridgeport and several guiding principles. The project was recognized by the Connecticut Chapter of the American Planning Association with an excellence in planning award. (2018-2019)
- **Town of Old Lyme, CT Comprehensive Zoning Rewrite.** Francisco is working with the Town of Old Lyme and its Planning and Zoning Commission to conduct the first comprehensive update of its zoning regulations since 2008. The update will simplify the regulations and provide a more user-friendly document. (2025-Ongoing)
- **Town of Glastonbury, CT Comprejensive Plan Update.** Francisco is working with the Town of Glastonbury and its Zoning Commission to conduct the first comprehensive update of the Town's Building Zone regulations since 1973. A committee of Town Council and Town Plan and Zoning Commission members are acting as the steering committee for the project which will seek to update all aspects of the zoning regulations. (2025-Ongoing)
- **City of Bristol, CT Comprehensive Zoning Rewrite.** Francisco worked with the City of Bristol and their Zoning Commission to rewrite the City's zoning regulations, which had not been substantially updated since 1990. The update was conducted in a two-phase manner with restructured zoning regulations having been adopted in 2024 with more substantive changes to the regulations adopted in 2025 including over forty amendments providing content neutral signage regulations, new outdoor lighting standards, and rezoning of multiple zones to simplify the zoning regulations and support mixed-use development. (2022-2025)
- **Town of Manchester, CT Comprehensive Zoning Rewrite.** Francisco is working with the Town of Manchester and a steering committee to conduct the first comprehensive update of its zoning regulations since their adoption in 1938. The update is being conducted in a two-phase manner with a restructured zoning regulations having been adopted in 2025 with more substantive changes to the regulations now under consideration as part of the second phase of work. (2024-Ongoing)
- **Town of Simsbury, CT Comprehensive Zoning Rewrite.** Francisco is working with the Town of Simsbury and its Zoning Commission to conduct the first comprehensive update of its zoning regulations since their adoption in 1933. The Town's Zoning Commission is acting as the steering committee for the project which will seek to update all aspects of the zoning regulations and better integrate Simsbury's Center's form-based code with the Town's zoning regulations. (2025-Ongoing)
- **Town of Fairfield, CT Comprehensive Zoning Rewrite.** Francisco is working with the Town of Fairfield to conduct the first comprehensive update of its zoning regulations since their adoption in 1925. The update is being conducted in a two-phase manner with a restructured zoning regulations having been adopted in 2024 with more substantive changes to the regulations now under consideration as part of the second phase of work. (2023-Ongoing)

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Toni Marie Pignatelli, CFM, AICP

Community Engagement Manager

Toni is a solution-oriented planning professional with nearly two decades of experience designing and implementing outreach and engagement strategies on complex planning initiatives for local, state, and federal agencies. She believes that innovative planning and meaningful engagement are essential to creating better places. Informed by a deep understanding of the transportation industry, Toni manages community engagement services for IMEG in the northeast. Toni excels at facilitating engagements with diverse stakeholders to move projects forward with broad support.

Project Highlights

- **City of New Haven, CT, New Haven Vision 2034.** Led the consultant effort with the City. The team is developed a long-term strategic plan that identifies key issues and outlines a clear vision for the next decade. The scope included a robust community engagement process featuring plan branding, social media outreach, pop-up events, questionnaires, collaboration with community navigators, meetings-in-a-box, and public workshops at key milestones. (2023-2025).
- **Town of Stonington, CT, Zoning Rewrite.** Toni supports the public engagement strategy for a comprehensive zoning code rewrite aimed at creating modern, user-friendly, and legally sound regulations. She helps facilitate workshops, develop plain-language summaries, and collect public feedback to ensure the revised code reflects community goals and best planning practices. (2023–Ongoing)
- **Southeastern Connecticut Council of Governments, SUBASE New London Compatible Use Plan.** As Project Manager, Toni is leading the update and expansion of the Compatible Use Plan (CUP) between Naval Submarine Base New London and ten surrounding municipalities. She coordinates a multidisciplinary team and guides a community-driven planning process that brings together military representatives, municipal staff, and regional stakeholders to identify and reduce land-use conflicts. Toni oversees scope, schedule, and deliverables to ensure the updated CUP supports compatible development, protects mission readiness, and strengthens long-term coordination in alignment with current best practices and regional priorities. (2025–Ongoing)

Experience
20 Total, 3 with IMEG

Education
University of Massachusetts, Master of Regional Planning

University of Vermont, BA Political Science, Sociology Minor

Certifications
American Institute of Certified Planners
Certified Floodplain Manager

Affiliations
American Planning Association
Association of State Floodplain Managers
Congress for the New Urbanism

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Toni Marie Pignatelli, CFM, AICP

Community Engagement Manager

- **Connecticut Department of Energy & Environmental Protection (CT DEEP), Statewide, Broadband Equity, Access, and Deployment Program.** Toni supported a statewide stakeholder engagement program guiding broadband infrastructure investment and a five-year action plan. She helped design and implement outreach activities to identify barriers in unserved and underserved communities, ensuring that equity and accessibility drive broadband expansion efforts. (2023–2025)
- **Connecticut Department of Transportation, Statewide, Customer Experience Action Plan.** Toni manages engagement tasks for CTDOT's Action Plan, which reimagines the future of public transportation through a customer-first lens. She leads branding and website development, focus groups, stakeholder interviews, and a statewide public awareness campaign. The project earned the American Public Transportation Association's award for "Best Marketing and Communications to Highlight Transit Needs/Funding – Comprehensive Campaign." (2023–Ongoing)
- **Connecticut Department of Transportation, Fairfield–Bridgeport, CT, I-95 Planning & Environmental Linkages Study.** Toni supported stakeholder engagement for the planning and alternatives analysis phase of this major corridor study. She coordinated outreach events, helped prepare public-facing materials, and ensured that local input informs transportation and environmental solutions. (2023–2025)
- **Connecticut Department of Transportation, Stamford, CT, I-95 Stamford PEL Study.** Community engagement planner for the I-95 Stamford Planning and Environment Linkages (PEL) Study leads efforts to involve diverse stakeholders in reducing congestion and improving infrastructure between Interchanges 7–9. Under the guidance of a Project Advisory Committee, the engagement process includes facilitating public input through pop-up events. The focus is on providing creative, equitable opportunities for engagement, particularly for underrepresented communities, to ensure their voices are heard throughout the study and subsequent NEPA process. (2022-Ongoing)
- **Connecticut Department of Transportation, Statewide, Integrated Transit Mobility Project.** Toni supports public and stakeholder engagement for developing a unified statewide transit ticketing system. She assists with outreach coordination, content development, and feedback analysis to guide implementation of a seamless, customer-oriented transit application. (2023–Ongoing)
- **Massachusetts Department of Transportation, New Bedford–Fairhaven Bridge Replacement Project.** Toni manages stakeholder engagement for the alternatives study, organizing and facilitating four hybrid public meetings. She prepares press releases, handles technology setup, and leads facilitation to ensure productive dialogue and equitable participation across the two communities. (2023-Ongoing)
- **Pioneer Valley Planning Commission, MA, Safety Action Plan.** As Engagement Lead, Toni designed and is leading the implementation of a comprehensive public involvement strategy for the regional Safety Action Plan. She oversees outreach activities, public meetings, and stakeholder coordination to gather input on safety challenges, high-risk locations, and community priorities. Toni ensures engagement is inclusive, well documented, and meaningfully integrated into the Plan's recommended actions, project prioritization, and implementation framework. (2024–Ongoing)
- **Rhode Island Division of Statewide Planning, East Providence Bike & Pedestrian Master Plan.** Toni was the engagement lead for the City's first Bike and Pedestrian Master Plan to create a safer, more connected, and equitable transportation system. The engagement effort included stakeholder interviews, neighborhood workshops, and interactive "pop-up" events at parks, trailheads, and commercial corridors. Toni also contributed to development of network and policy recommendations, that were informed by both technical analysis and learnings from the engagements. (2024-Ongoing)
- **Rhode Island Public Transit Authority, SS4A Roadway Safety Action Plan.** Toni was an engagement specialist for a statewide safety plan focused on addressing transit-related roadway issues. Tasks included stakeholder outreach, coordination with transit operators, and technical planning to align transit improvements with SS4A goals. The plan positioned Rhode Island to leverage federal funding for safer, more resilient transit corridors. (2024 – 2025)
- **Vermont Agency of Transportation, Statewide, On-Call Information Services.** As Engagement Lead, Toni oversees multiple task orders for VTrans, coordinating communication strategies and ensuring consistent, accessible outreach across all projects. She manages the development of materials, meeting facilitation, and reporting to support transparency and accountability in statewide transportation initiatives. (2022–Ongoing)
- **New Hampshire Department of Transportation, Route 3 Corridor Improvements, Bedford, NH.** Toni is leading the community engagement on the design of a 1.7-mile section of US Route 3. The project aims to improve safety, access, and intersection crossings for multimodal users of the corridor. The engagement included Advisory Committee coordination, public meetings, public hearings, and creative communications. (2025-Ongoing)
- **Vermont Agency of Transportation Statewide, Greenhouse Gas Policy Analysis.** Toni led stakeholder and public engagement for a cap-and-invest policy evaluation designed to reduce Vermont's greenhouse gas emissions She facilitated focus groups and public meetings, helping residents understand how cap-and-invest works and how reinvested proceeds can fund clean energy projects. Her leadership ensured inclusive participation and clear communication on complex climate policies. (2024–2025)

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Cassandra Valcourt

Community Engagement Planner

Cassandra is a community engagement planner with a strong background in sustainability, environmental justice, and outreach. Her experience includes working with diverse stakeholders, developing engaging materials, and presenting complex information accessibly. Skilled in data analysis, design, and technical communication, Cassandra excels at developing community connections and driving impactful environmental initiatives. Her prior roles have honed her ability to address community needs effectively through research, collaboration, and innovative engagement strategies.

Experience
4 Total, 2 with IMEG

Education
University of Pittsburgh, BS in Civil/ Environmental Engineering

Project Highlights

- **City of New Haven, CT, New Haven Vision 2034.** Contributed by conducting stakeholder interviews to gather diverse perspectives and insights for the 2035 Plan of Conservation, Development, Equity, and Resilience. Efforts supported the development of concrete, actionable goals aimed at addressing systemic inequities and promoting socioeconomic justice, equity, and environmental resilience. (2023 – 2025)
- **Capitol Region Council of Governments (CRCOG), Capitol Region, CT, Regional Safety Action Plan.** Supported by leading diverse community engagement efforts to inform the development of a comprehensive regional safety plan. Responsibilities included coordinating public meetings, pop-up events, and equity-focused discussions through focus groups. Facilitated technical stakeholder workshops, organized table talks, and engaged with youth through targeted sessions. Additionally, managed social media outreach to broaden community participation. Efforts ensured the plan addressed safety concerns equitably while reflecting the needs and priorities of the CRCOG region. (2024 – 2025)
- **City of Hartford, CT, Hartford Neighborhood Plan Development.** Supported by coordinating and facilitating public workshops and neighborhood outreach activities. Participated in neighborhood walks to engage directly with residents, gather insights, and understand community-specific needs. Efforts contributed to the development of strategic plans that addressed key issues such as affordable housing, economic vitality, and access to social services. Our role ensured meaningful community input, helping create targeted recommendations that enhance quality of life and support sustainable, equitable growth in Hartford's diverse neighborhoods. (2024 – Ongoing)

IMEG

Cassandra Valcourt

Community Engagement Planner

- **City of Watertown, CT, Main Street Concept Planning.** Supported by coordinating engagement efforts to inform the comprehensive streetscaping plan for Route 73. Worked with the Technical Advisory Committee, facilitated stakeholder meetings, and managed public outreach using tools such as ARNIE, our innovative online workshop tool, and every door direct mailers. Also organized in-person workshops and summarized findings from community engagement to ensure that diverse perspectives shaped the project's recommendations. (2024 – Ongoing)
- **Connecticut Department of Transportation (CTDOT), Statewide, CT, Integrated Transit Mobility Project.** Supported by supporting engagement efforts to identify a comprehensive transit ticketing app for the state. Responsibilities included organizing and facilitating focus groups to gather user insights and administering surveys to collect valuable feedback from a broad audience to ensure that diverse perspectives informed the app's development, contributing to a user-friendly, efficient solution that enhances transit mobility and accessibility across the state. (2024 – Ongoing)
- **New Haven Port Authority, New Haven, CT, Master Plan.** Contributed to the New Haven Port Authority Master Plan by conducting stakeholder interviews to gather insights and perspectives from key Individuals and organizations. Work supported the development of targeted recommendations to help the Port Authority enhance freight and commerce, promote port facilities, and strengthen its role within the community. Efforts ensured that stakeholder input informed strategies to maximize public funding, improve waterfront utility, and support the maintenance and development of port facilities in New Haven. (2024 – 2025)
- **Connecticut State Historic Preservation Office (CT SHPO), Statewide, CT, Statewide Historic Preservation Plan.** Supports the plan by facilitating public engagement activities to gather diverse and meaningful community input. Utilizes ARNIE, our innovative online workshop tool, to enable participants to provide feedback through user-friendly, accessible virtual activities. Contributions help produce organized, high-quality results that inform the development of the Statewide Historic Preservation Plan, advancing efforts to preserve Connecticut's historic and cultural resources. (2024 – Ongoing)
- **New Hampshire Department of Transportation (NHDOT), Bedford, NH, Bedford Improvements to US 3 Project.** Supported the plan by organizing and managing public meetings to facilitate community engagement and input. Ensured effective communication between project stakeholders and the public, providing opportunities for residents and businesses to learn about planned improvements and share feedback to enhance transportation infrastructure in Bedford and the surrounding area. (2021 – Ongoing)
- **Massachusetts Department of Transportation (MassDOT), New Bedford-Fairhaven, MA, New Bedford-Fairhaven Bridge Replacement Project.** Contributed by coordinating and managing public meetings for this high-profile infrastructure project. These efforts helped bolster community involvement in the project to connect New Bedford and Fairhaven, Massachusetts. (2024 – Ongoing)
- **Vermont Agency of Transportation (VTrans), Statewide, VT, Greenhouse Gas Policy Analysis.** Facilitated Stakeholder Engagement and Public Outreach for the, a Project Focused on evaluating a Cap-and-Invest Program to Help Vermont Achieve its Climate Goals. Organized and managed public meetings, creating opportunities for community members to learn about the program, ask questions, and provide feedback to inform the policy recommendation process. By ensuring diverse perspectives were included, we contributed to the development of a well-informed policy recommendation for the State Treasurer's Office. (2024 – 2025)

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Stephanie Dyer-Carroll, AICP

Senior Planner

Stephanie is a Senior Project Manager with more than 30 years of experience in NEPA and state-level environmental documentation, Section 106 compliance, Section 4(f) evaluations, cultural landscape assessments, master plans, and siting studies for government and private sector clients. She has expertise in visual analysis and extensive experience integrating NEPA and Section 106 compliance.

Project Highlights

- **Town of Westport, CT, Town Center Historic District National Register Nomination.** Stephanie identified historic properties within Westport Center and prepared a National Register nomination for a new historic district. The district encompasses more than 120 contributing properties dating from 1780 to 1960, including residential, commercial, ecclesiastical, and municipal buildings in varied architectural styles. Her work formalized recognition of the area's historic character and significance. (2014–2016)
- **City of Danbury, CT, Plan of Conservation and Development.** Stephanie supported the Cultural Resources component of Danbury's POCD, documenting and analyzing historic and cultural assets as part of the citywide visioning process. Her work informed recommendations that integrated heritage preservation with strategies for housing, land use, economic development, and quality-of-life improvements. This helped ensure that Danbury's cultural identity remained central to the plan's long-term vision. (2021–2023)
- **Town of Berlin, CT, Plan of Conservation and Development.** Stephanie contributed to the Cultural and Historic Resources section of Berlin's POCD, cataloging key heritage assets and identifying preservation priorities. She advised on policies to protect and enhance cultural resources while accommodating growth and change. Her work ensured that historic character and community identity were embedded in the plan's recommendations. (2021–Ongoing)
- **Town of West Hartford, CT, Plan of Conservation and Development.** Stephanie contributed to the Cultural Resources section of West Hartford's POCD, identifying and documenting the town's historic and cultural assets. Her work supported recommendations that balance expanded housing and mixed-use development with preservation of natural resources, valued civic facilities, and community character. This helped anchor growth strategies in a strong sense of place. (2018–2020)

Experience
33 Total, 14 with IMEG

Education
University of Virginia, MS Architectural History

Georgetown University, BA History of Art

Affiliations
American Planning Association

Connecticut State Historic Preservation Review Board

IMEG

Stephanie Dyer-Carroll, AICP

Senior Planner

- **City of Waterbury, CT, Reconstruction of West Main Street.** IMEG led the preparation of a Categorical Exclusion, Section 4(f) documentation, Section 106 compliance, and public engagement for multimodal improvements along West Main Street. The team also completed natural resources screenings and oversaw a Phase 1A Cultural Resources Assessment to support Section 106. Stephanie served as Project Manager, coordinating the environmental review, Section 106 compliance, and outreach to advance the project through federal and state approvals. (2023–Ongoing)
- **Connecticut Department of Administrative Services, Statewide, Environmental On-Call Contract.** Stephanie serves as Contract Manager for DAS's environmental on-call, overseeing a range of task orders. Assignments have included CT state-level historic documentation for an educational campus, preparation of a popular history booklet, and assessment of floodplain impacts on site and adjacent properties. Her role includes QA/QC and coordination of technical teams. (2016–Ongoing)
- **NJ TRANSIT, Hoboken, Newark, Rahway & Red Bank, Categorical Exclusions and Section 106 Compliance for Bike Shelters.** IMEG prepared Categorical Exclusions and supported Section 106 compliance for five bike shelters at transit stations in northern New Jersey. The analysis covered land use, zoning, policies, socioeconomics, environmental justice, natural resources, air, noise, and cultural resources. Stephanie provided senior environmental and cultural resources oversight, helping ensure that shelter installations meet federal and state environmental requirements. (2023-2025)
- **Metropolitan Transportation Authority, Brooklyn, NY, Utica Avenue Transit Improvements Study.** Stephanie led an environmental screening for potential transit improvements along Utica Avenue. Using existing GIS datasets and aerial imagery, she identified and mapped natural, cultural, physical, and community resources within proposed alignments. The screening assessed potential constraints and impacts to help narrow and refine alternatives. (2019–2020)
- **New Hampshire Department of Transportation, New Hampshire Department of Transportation (NHDOT), Seabrook-Hampton Bridge Preliminary and Final Design.** Stephanie served as IMEG's Project Manager for this complex bridge replacement project. She led the preparation of a NEPA Environmental Assessment, Section 106 compliance, a Programmatic Section 4(f) Evaluation, a Section 6(f) conversion package, a Programmatic Biological Assessment for NOAA, a Biological Assessment for USFWS, and an EFH Assessment. Stephanie worked closely with NHDOT, FHWA, the NH SHPO, and NH State Parks. The coordinated NEPA review streamlined the federal and state permitting process, so that final design and federal and state permitting were completed in 18 months. IMEG is currently preparing cultural resources mitigation in accordance with the project's Memorandum of Agreement. (2018 – Ongoing)
- **New York City Department of Design and Construction & NYC Parks, Van Cortlandt Park Pedestrian Bridge.** IMEG prepared a CEQR Environmental Assessment Statement evaluating a new pedestrian bridge over the Major Deegan Expressway to reconnect segmented areas of Van Cortlandt Park. Key resource areas included cultural and visual resources. Stephanie served as Project Manager, overseeing environmental documentation and interagency coordination. (2019)
- **Port Authority of New York and New Jersey, John F. Kennedy Airport Modernization.** Stephanie oversaw cultural resources analysis and served as Senior Advisor for an Environmental Assessment evaluating impacts of the JFK Airport master plan implementation. The cultural resources effort included a windshield survey and documentation of buildings proposed for alteration or demolition. Her guidance ensured that historic resource considerations were integrated into the broader modernization strategy. (2019–2020)
- **Amtrak, Stonington, CT, Veltri Interlocking Project.** Stephanie served as Cultural Resources Lead for Section 106 compliance associated with a new high-speed interlocking. She oversaw preparation of an Architectural Resources Report and Phase 1A Archaeological Assessment, and prepared the Project Notification Form for CT SHPO as well as Consulting Party and Tribal correspondence. This work ensured that cultural resource impacts were identified and addressed early in design. (2019–2023)
- **Connecticut Department of Transportation, New Haven–Hartford–Springfield Rail Program Management.** IMEG has supported this intercity rail program from planning and public outreach through NEPA/CEPA compliance and permitting for new and renovated stations. Following launch of commuter rail service in 2018, the firm's work has continued with environmental documentation and regulatory coordination. Stephanie served as Project Manager for a key period in the program, guiding the fieldwork and agency coordination. (2012–Ongoing)
- **Town of Brookfield, CT, Gurski Homestead Concept Plan.** Stephanie served as Project Manager for a concept plan focused on preservation and future use of the 18.4-acre historic Gurski Homestead, including its farmhouse, barn, blacksmith shop, cemetery, and other structures. The plan was developed in collaboration with the CT Trust for Historic Preservation and the Brookfield Conservation Commission. It provides a roadmap for stewardship, adaptive reuse, and public access to the property. (2017)
- **Town of Ridgefield, CT, Branchville Transit Oriented Development Plan.** Stephanie conducted cultural resources analysis for a TOD plan around Branchville Station. The plan addressed environmental constraints, potential zoning revisions, design guidelines, and development potential under existing and future market conditions. Her work ensured that historic and cultural values were considered alongside growth and mobility goals. (2015–2016)

IMEG



Christian Mazur, EIT

Transportation Engineer

Christian is an engineer with a breadth of industry and academic experience focused on the intersection of planning and design. He completed his Master of Science in Transportation Engineering with an emphasis on public transport systems, active transportation modes, and safety operations. He is passionate about the people-scale role of mobility to create safer, more sustainable, and more equitable communities.

Project Highlights

- **Town of Windsor, CT, Plan of Conservation and Development.** Christian supported the Town of Windsor's POCD update by facilitating breakout discussions on transportation and mobility. His work helped capture resident perspectives on local travel patterns and multimodal opportunities, ensuring that the plan's mobility strategies were community-informed and actionable. (2024–2026)
- **Connecticut Department of Transportation, Statewide, Community Connectivity Program and Road Safety Audits.** Christian assists with technical delivery of Road Safety Audits on state roadways across multiple locations statewide. He performs data collection, site walks, and traffic engineering analysis to address safety and multimodal needs. He synthesizes findings and recommendations into RSA reports that guide design decisions and near-term countermeasures. (2021–Ongoing)
- **Connecticut Department of Transportation, Fairfield–Bridgeport Planning and Environment Linkages Mobility Study.** Christian provided engineering support for a complex corridor study evaluating transportation needs, environmental constraints, and multimodal improvement opportunities in the Fairfield–Bridgeport area. He supported technical analysis and interdisciplinary coordination to inform development and evaluation of alternatives consistent with PEL and NEPA requirements. In addition, Christian helped develop the public survey and supported engagement activities, ensuring community input was effectively integrated with engineering, planning, and environmental considerations. (2024–Ongoing)
- **Western Connecticut Council of Governments, Norwalk, CT, Route 1 Corridor Master Plan.** Christian contributed to the corridor's transportation and land use analysis, focusing on crash data evaluation and GIS mapping to identify safety and mobility priorities. His work supported the development of integrated smart-growth strategies that promote multimodal access, safety, and future design coordination. (2024–Ongoing)

Experience
10 Total, 2 with IMEG

Education
University of Pittsburgh, MS Civil Engineering - Transportation Focus
University of Pittsburgh, BS Civil Engineering

Registrations
Engineer in Training (EIT)

Publications
Kullman, Aura, et al. "Normative data for ages 18-45 for ocular motor and vestibular testing using eye tracking". Investigative Otolaryngology. Vol. 6, Issue 5. October 2021.
Kullman, Aura, et al. "Portable eye-tracking as a reliable assessment of oculomotor, cognitive and reaction time function: Normative data for 18-45 year old". PLoS One. 2021 Nov 22

IMEG

Christian Mazur, EIT

Transportation Engineer

- **Capitol Region Council of Governments (CRCOG), CT, Regional Safety Action Plan (SS4A).** Christian coordinates engagement and data analysis for CRCOG's regional transportation safety plan, advancing Vision Zero principles through data-driven prioritization. He manages outreach tools, pop-up events, and mapping surveys while leading the regional crash and high-injury network analyses. His work informs the plan's final recommendations for safer, more equitable streets across the region. (2024–Ongoing)
- **City of Hartford, CT, Homestead Avenue Redevelopment Plan.** Christian supports the redevelopment planning process through multimodal data collection, corridor analysis, and engagement activities. His work includes documenting existing conditions, participating in public events, and integrating community input to inform transportation and redevelopment strategies that align with local priorities for safety, access, and investment. (2024–Ongoing)
- **Connecticut Department of Transportation, Statewide, Strategic Planning and Modal Corridor Studies.** Christian contributes to multimodal corridor studies supporting CTDOT's performance-based planning framework. His responsibilities include conducting site visits, crash and safety analyses, and GIS mapping. He also assists with concept development and report writing to inform investment strategies across highway, transit, and active transportation systems statewide. (2024–Ongoing)
- **Connecticut Department of Transportation, Statewide, Safe Routes to School Non-Infrastructure Program.** Christian develops Safe Routes Action Plans and leads walk audits for schools statewide, supporting CTDOT's efforts to improve student safety and active transportation. He also assists with outreach and event coordination to promote walking and bicycling initiatives. (2024–Ongoing)
- **City of Hartford, CT, Vision Zero Traffic Calming Concept Plans.** Christian assists with CAD-based conceptual design for quick-build safety improvements across 18 miles of Hartford's neighborhood streets. His work supports the development of cost-effective traffic calming measures—such as lane narrowing, signage, and flexible materials—to advance the city's Vision Zero goals. (2024–Ongoing)
- **Connecticut Airport Authority (CAA), Statewide, CT, On-Call Airport Planning Services.** Christian conducts traffic operations analyses for the CAA's on-call planning efforts, identifying congestion patterns and recommending improvements to optimize circulation. His work informs data-driven decisions that enhance airport access, efficiency, and long-term infrastructure planning. (2024–Ongoing)
- **North Jersey Transportation Planning Authority, Perth Amboy, NJ, Complete Streets Conceptualization Pilot.** Christian is providing transportation engineering support for a consultant-assisted planning and project development effort focused on advancing a Complete Streets project along Hall Avenue and adjacent blocks. He is supporting documentation of existing conditions, evaluation of safety and accessibility needs, and development and assessment of conceptual roadway and public space improvement alternatives. Christian is also assisting with technical input to help identify next steps, potential funding opportunities, and implementation considerations, while informing development of guidelines for a potential future NJTPA Complete Streets Conceptualization Program. (2025-Ongoing)
- **Port Authority of New York and New Jersey, Port Authority Bus Terminal EIS and Preliminary Engineering.** Christian developed detailed visualizations for Maintenance of Traffic (MOT) plans illustrating impacts to all travel modes during construction. His contributions supported public communication and coordination for the environmental review and preliminary design of one of the nation's busiest transit hubs. (2018–2025)
- **City of Havre, MT, Safe Streets and Roads for All (SS4A) Safety Action Plan.** Christian is providing transportation engineering support for the City of Havre's SS4A Safety Action Plan. He is supporting the team's technical work and coordination to advance development of the plan and its recommendations. (2025-Ongoing)
- **Massachusetts Department of Transportation, Boston–Cambridge, MA, Gilmore Bridge Mobility Improvements Study.** Christian analyzed existing transit conditions and MBTA bus operations as part of a multimodal mobility study for the Gilmore Bridge corridor. His work supported recommendations for infrastructure upgrades, transit priority measures, and enhanced pedestrian and bicycle connectivity between Boston and Cambridge. (2023–2025)

IMEG



Sara Grossman

Project Urban Planner I

Sara is a creative and detail-oriented designer with experience creating impactful visuals in a variety of areas, including print, digital, and branding. Sara strives to add value to projects by utilizing human-centered design, putting intent behind every element, and embracing the client's principles and identity. She possesses the skills to undertake complex tasks and works diligently to provide work that aligns with the needs and requirements of clients in a timely manner.

Project Highlights

- **Town of Westport, CT, Safety Action Plan.** IMEG created a unified visual identity to support plan development and outreach. Sara designed the project logo and templates, establishing consistent styles for print and digital communications. The brand package improved recognition and participation during engagement. (2024)
- **City of Danbury, CT, Plan of Conservation and Development.** IMEG developed a 10-year vision and action plan informed by robust engagement. Sara designed boards for pop-ups, flyers for an online survey, and lawn signs to promote workshops. Her production support boosted participation and clarity. (2020–2022)
- Plan Your Future PLAN STRATFORD **Town of Stratford, CT, Plan of Conservation & Development.** IMEG updated the Town's 10-year POCD with robust outreach. Sara staffed pop-ups and workshops, created the logo, social graphics, and flyers, managed the website, and laid out the final plan. Her materials increased visibility and helped translate technical content into clear actions. (2022–2024)
- **City of New Haven, CT, Plan of Conservation and Development.** IMEG leads the POCD process to set a 10-year vision and strategy. Sara maintains the website and supports workshop logistics to keep information current and easy to navigate. Her production support strengthens transparency and participation. (2023–Ongoing)
- PLAN BLOOMFIELD **Town of Bloomfield, CT, Plan of Conservation & Development.** IMEG is developing a 10-year plan with a strong, accessible visual identity. Sara crafted the project logo and brand guidelines, ensuring consistent application across web, print, and presentations. Cohesive branding improves public recognition and engagement. (2023–Ongoing)

Experience
5 Total, 5 with IMEG

Education
Bachelor of Arts, Graphic and Interactive Design, Quinnipiac University

Software Skills
Adobe Creative Suite (InDesign, Illustrator, Photoshop, After Effects)
HTML/CSS
Sketch
Figma
ArcGIS Pro

Affiliations
American Institute of Graphic Arts

IMEG

Sara Grossman

Project Urban Planner I

- **Capitol Region Council of Governments, CT, Regional Plan of Conservation & Development.** IMEG provides document layout and mapping for CRCOG's regional POCD update. Sara's production support advances a cohesive, readable plan that integrates maps and graphics with policy guidance. Her work ensures consistency with regional branding and accessibility best practices. (2024)
- **City of Hartford, CT, Neighborhood Plans.** IMEG supports plans for two diverse neighborhoods with engagement to build consensus on priorities and actions. Sara develops outreach materials to encourage awareness and participation. Visuals are tailored to meet community needs and language accessibility. (2022–Ongoing)
- **Town of Waterford, CT, Plan of Conservation & Development.** IMEG provides web, engagement, and production support for the Town's POCD. Sara designs social media posts and flyers, attended a public workshop, maintains the website, and is developing the final plan document. (2022–Ongoing)
- **Town of Greenwich, CT, Affordable Housing Plan.** IMEG designed a cohesive, visually compelling plan document. Sara's layout balanced narrative with data visualizations for clarity and accessibility. The design supports policy communication with residents and boards. (2022)
- **Town of Greenwich, CT, Open Space Plan.** IMEG produced a branded, easy-to-navigate plan to guide open-space stewardship. Sara handled document design and layout for a consistent look and feel. Graphics improved legibility for maps and inventories. (2022)
- **Town of Fairfield, CT, Plan of Conservation & Development and Zoning Regulation Updates.** IMEG is prime for the POCD and zoning updates, integrating resilience, housing, and mobility with land-use policy. Sara assists with layout and map development for plan materials. Her production work supports a clear, modern, web-friendly document. (2022–Ongoing)
- **City of Milford, CT, Plan of Conservation & Development.** IMEG supported mapping and document design for the Town's POCD. Sara prepared all plan maps and assisted with layout to present data and policy succinctly. The deliverable improved readability for boards and the public. (2021–2022)
- NORWALK COMPLETE STREETS **City of Norwalk, CT, Complete Streets Policy & Design Manual.** IMEG is preparing a policy, ordinance, design guide, and integration plan to build a safer multimodal network. Sara created the logo and brand assets, and produces print/digital outreach materials for events. Consistent visual language supports cross-department adoption and public understanding. (2023–Ongoing)
- CAPITOL REGION EAST COAST GREENWAY STUDY SIMSBURY — BLOOMFIELD — HARTFORD — EAST HARTFORD **Capitol Region Council of Governments (CRCOG), CT, East Coast Greenway (ECG) Gap Closure Study.** IMEG is determining a final ECG alignment across a 13-mile regional gap. Sara created the logo, style guide, and templates, and produces print materials for outreach. A unified brand helps communities track progress across jurisdictions. (2022–Ongoing)
- **Connecticut Department of Transportation, Statewide Safe Routes to School (Non-Infrastructure) Program.** IMEG leads CTDOT's statewide SRTS effort to promote safer, healthier student travel. Sara staffs pop-ups, creates event materials and giveaways (lawn signs, helmet/bike-safety bookmarks), and develops program templates in PowerPoint and Word. Her branded collateral supports consistent, high-visibility outreach across schools and communities. (2024–Ongoing)
- **Connecticut Department of Transportation, Fairfield–Bridgeport, CT, I-95 PEL Study (Exits 19–27A).** IMEG supports community engagement to explore strategies that reduce recurring congestion and improve mobility. Sara maintains the project website and assists at pop-ups and public meetings. Clear, accessible materials help translate complex analyses into actionable input. (2024–Ongoing)
- BEACON-HOPEWELL RAIL TRAIL STUDY **Dutchess County, NY, Beacon–Hopewell Rail Trail Feasibility Study.** IMEG leads public engagement for a potential 13-mile rail-trail along the inactive Beacon Line. Sara designed the project logo and brand elements to make study communications clear and welcoming. Branded materials support consistent outreach across jurisdictions. (2023–Ongoing)
- **Connecticut Department of Transportation, Greenwich–Stamford, CT, I-95 PEL Study (NY Line to Exit 7 and U.S. 1).** IMEG supports public and stakeholder outreach and manages social media for the corridor study. Sara produces content and coordinates postings to expand reach. Timely updates encourage broad participation and feedback. (2023–Ongoing)
- **City of Norwich, CT, Parks Master Plan.** IMEG provided document layout to present systemwide strategies and priority investments. Sara aligned maps, graphics, and narrative for a clear, readable final. The design supports adoption and implementation. (2023)
- **Connecticut Department of Transportation, Stamford, CT, I-95 PEL Study (Interchanges 7–9).** IMEG supports analysis and engagement for congestion relief and bridge replacement concepts. Sara staffs community events, maintains the website, and designs print/digital materials to explain study objectives and options. More information: www.i95stamford.com. (2022–Ongoing)

David Murphy, P.E., CFM

Principal

David Murphy of Resilient Land And Water is a planner and Professional Engineer with over 30 years of experience supporting municipal and state clients. He oversees climate adaptation, hazard mitigation, community resilience, and water resources planning at his consulting practice, and managed a similar technical discipline elsewhere prior to 2021. Mr. Murphy has extensive consulting experience working for many Connecticut municipalities and most of the Councils of Governments (COGs). He has been working on POCD updates in Clinton, Guilford, and Waterbury; and (with IMEG) Fairfield, Stratford, and New Haven over the last few years.

Experience in or involving Town of Westport

- **WestCOG Multi-Jurisdiction Hazard Mitigation Plan Updates, 2020-2021 and 2025-2026:** Contributed to the multi-jurisdiction hazard mitigation plan that includes Westport. Tasks included the risk assessment, mitigation action development, and various plan development meetings. Prior to the formation of WestCOG, assisted with the SWRPA Hazard Mitigation Plan which included Westport.
- **WestCOG Hazard Mitigation Assistance (HMA) Grant Development, 2022-Present:** Assisted with development of FEMA grant applications for home elevations in Westport and for the "scoping study" for the Saugatuck Island Special Taxing District.
- **Priority Climate Action Plan (PCAP) for Southwest Connecticut:** Working as a subconsultant to Weston & Sampson under an accelerated schedule, assisted with public engagement and specific technical tasks toward the completion of the PCAP due March 1, 2024.
- **Historic and Cultural Resources Planning, 2016-2017:** Managed development of individual historic and cultural resources resiliency planning frameworks and reports for all coastal municipalities in Connecticut including Westport; and contributed narratives to a best practices guide and the State Historic Preservation Plan Update.
- ***Resilient Connecticut*, 2020-2021:** Consultant team program manager for Phase II of *Resilient Connecticut*, a planning process spanning Fairfield County and New Haven County. Westport was one of the tier 1 communities that participated, with focused planning in a community with TOD potential. Climate adaptation and resilience opportunity areas were delineated in Westport.
- **Climate Screening Assessment for Aquarion Water Company:** Completed a screening assessment of all Aquarion systems in three states. Findings and recommendations were developed for each individual public water system and for the entire operations in each state, including the parts of the Aquarion System serving Westport.

Plan of Conservation and Development Experience

- **Clinton Plan of Conservation and Development:** Principal in Charge for development of Clinton POCD. Project included substantial public engagement.



Background

Resilient Land And Water, LLC: Principal, 2021-Present

Connecticut Institute for Resilience and Climate Adaptation (CIRCA): Director of Resilience Engineering, 2021-2023

SLR Consulting (Formerly Milone & MacBroom, Inc.): Manager of Water Resources Planning, 2000-2021

Marin Environmental, Inc.: 1997-2000

Dames & Moore: 1994-1997

Ground Water, Inc.: 1992-1994

Education, Licenses, And Certifications

University of Arizona, Department of Hydrology and Water Resources, MS in Hydrology, 1997

Cornell University, Department of Geological Sciences, BS, 1992

Licensed Professional Engineer (PE)

Certified Floodplain Manager (CFM)

MVP Community Resilience Building

David Murphy, P.E., CFM

Principal

- **Guilford Plan of Conservation and Development:** Principal in Charge for development of Guilford POCD. Project included substantial public engagement.
- **Waterbury Plan of Conservation and Development:** As a subconsultant to MP Planning, responsible for environmental resources, historic resources, infrastructure, sustainability, and resilience topics. Project included substantial public engagement.
- **New Haven Plan of Conservation and Development:** As a subconsultant to IMEG, responsible for incorporating community resilience and coastal resource management into the new POCD known as Vision 2034.
- **Fairfield Plan of Conservation and Development:** As a subconsultant to IMEG, responsible for incorporating community resilience and coastal resource management into current POCD. Project included substantial public engagement.
- **Stratford Plan of Conservation and Development:** As a subconsultant to IMEG, responsible for incorporating community resilience and coastal resource management into current POCD. Project included substantial public engagement.
- **Groton Plan of Conservation and Development:** Contributor to all facets of the 2016 edition of the Groton POCD. Project included substantial public engagement.
- **Hampton (New Hampshire) Master Plan Vision and Coastal Management:** Managed the development of a communitywide vision statement, set framework for coastal management and climate resilience sections, and set goals for a later contract for master plan development.
- **Chicopee (Massachusetts) Comprehensive Plan Chapter:** Developed chapter about climate resilience for the new Comprehensive Plan.

OTHER EXPERIENCE

- **Downtown Green Infrastructure Study and Master Plan:** Managed a planning and design study to site green infrastructure to reduce stormwater generation in downtown Fairfield, Connecticut. Concepts included traditional green infrastructure such as bioswales and street planters; as well as green roofs and permeable pavement.
- **Impervious Surfaces Management Plan:** Developed an “Impervious Surfaces Management Plan” for the City of Holyoke. Specifically, developed framework and strategy, and then managed overall project, for an impervious surface “mitigation” plan. The analysis was based on indexing of factors generated on a grid covering the entire city, and included aspects of impervious surfaces related to stormwater runoff volumes, stormwater quality, air quality, and heat exposure.
- **Risk Reduction for Rhode Island Small Business Resilience:** Developed business typologies, risk reduction options, and policy recommendations for use by State of Rhode Island and Local agencies. Collaborated on the development of industry-specific risk reduction guides for small businesses across the state.
- **Floodplain Management:** Provided floodplain management assistance in numerous municipalities. This included a review of specific development projects as needed.
- **Connecticut State Water Plan, 2016-2018:** As a subconsultant to CDM Smith, completed substantial portions of the State Water Plan.
- **Drinking Water Vulnerability Assessment and Resiliency Plan, 2017-2018:** As a subconsultant to CIRCA, completed portions of the planning process and document. Specific actions related to Westport include resiliency projects for Aquarion Water Company.



ERIK WOYCIESJES

Associate Principal

Erik Woyciesjes has five years of applied research and modeling experience in real estate analytics, economic development, housing, demography and GIS applications. Erik's background in academic research provides a broad array of experience in advanced quantitative methods and data driven approaches that he has applied to a wide range of projects including social equity strategies; market analysis; location analysis; housing studies and economic/workforce development analysis.

Erik brings a strong background in GIS, applied statistics and computational methods which he pairs with his experience in applied research to connect key data insights with project goals and policy aims. Erik is an advocate of data driven approaches to addressing rapid urbanization, housing affordability and economic development.

EDUCATION

University of Buffalo

Masters of Urban and Regional Planning

Union College

B.A. in English Literature & Classics

PROFESSIONAL AFFILIATIONS

Urban Land Institute

National Association for Business Economics

Population Association of America

ECONOMIC & MARKET EXPERIENCE

Economic Development Strategy
Sanford, Maine

Regional Housing Strategy
MDI Region, Maine

Housing Strategy
Bar Harbor, Maine

Economic Development Strategy
Winchester, Massachusetts

Economic Development Strategy
Marlborough, Massachusetts

Statewide Economic Development Plan
State of Connecticut

*Additional Project Experience Provided Upon Request

Corridor Market Analysis
Danvers, Massachusetts

Town-Wide Market and Fiscal Impact Analysis
Belmont, Massachusetts

Corridor Market Analysis
Danvers, Massachusetts

Arts Center Analysis
Malden, Massachusetts

12 North Main Reuse Plan
Westford, Massachusetts

Brownfields Market Analysis and Reuse Plan
Torrington, Connecticut

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Plan of Services



IMEG
The FUTURE. Built Smarter.

Project Understanding

Westport 2027 Plan of Conservation and Development

IMEG has extensive experience developing Plans of Conservation and Development (POCDs) for communities of all sizes. Our work addresses challenges such as balancing economic development with local character, guiding sustainable infrastructure investments, responding to housing needs, and enhancing transportation access to support local employment.

This experience translates directly to Westport, a community defined by its scenic shoreline, historic neighborhoods, and vibrant village centers. The town's civic and cultural heart includes Main Street and Saugatuck, while treasured natural assets such as Compo Beach, Sherwood Island State Park, and the Saugatuck River shape the community's identity and support year-round recreation.

As a highly desirable community within Fairfield County and the greater New York metropolitan region, Westport faces ongoing development pressure alongside evolving demographic and housing needs. Updating the Plan of Conservation and Development requires a thoughtful approach to expanding affordable, workforce, and senior housing options while carefully considering the design of infill housing so that new development complements established neighborhood character. At the same time, the Town must evaluate the impact of future growth on infrastructure capacity, including transportation networks, utilities, stormwater systems, schools, and emergency services, to ensure that investments align with long-term fiscal and environmental sustainability.

Maintaining the vitality of Westport's commercial districts is equally important, supporting local businesses, enhancing walkability, and reinforcing the economic strength of Main Street and Saugatuck as community anchors. These efforts must be balanced with strong protection of the natural environment, including coastal resources, wetlands, open space, and water quality, as well as proactive strategies to address climate-related risks such as sea level rise, coastal storm surge, and inland flooding.

By integrating growth management, housing strategy, infrastructure planning, economic development, environmental stewardship, and resilience, IMEG is prepared to support Westport in updating its POCD to strengthen community character, enhance long-term sustainability, and ensure a high quality of life for residents of all ages and incomes.



Technical Approach

Working with the Town of Westport on this project

The POCD is a guiding document for Westport's growth, land use, and infrastructure decisions. The Town's last POCD, completed in 2017, provided a strong foundation. The updated plan will build on that foundation to address current and future opportunities.

Its success depends on meaningful engagement with stakeholders across the community, including residents, business owners, civic organizations, boards and commissions, and Town leadership. Through a collaborative and data-driven process, the POCD will reflect Westport's shared goals while preserving neighborhood character, protecting coastal and inland natural resources, and strengthening the vitality of its village centers. Careful planning is essential to address evolving state housing requirements, climate resilience challenges, and the long-term sustainability of community assets.

Our proposed scope of services outlines how we will partner with the Town to achieve this vision, aligning growth management, environmental stewardship, housing strategy, and economic development to ensure a resilient and vibrant future for Westport.

PHASE 1: PROJECT INITIATION AND MANAGEMENT

IMEG will work under the direction of the Town's project manager and the Planning and Zoning Commission (PZC). The project coordination task will include the following elements:

1.1. KICK-OFF MEETING WITH TOWN STAFF/ PROJECT MANAGER

IMEG will participate in one virtual kickoff meeting with Town staff and the Town's project manager to review the project scope and a project management plan that establishes communication protocols, timeline, and clearly defined roles and responsibilities and make refinements as needed. We will also coordinate with staff regarding the collection of data, reports, and mapping held by the Town.

1.2. PLANNING AND ZONING COMMISSION MEETINGS

IMEG will conduct up to six (6) working meetings with the PZC. These meetings will be working sessions intended for the development of a plan vision and goals, review of project deliverables, the collection and sharing of project information, and the coordination of community engagement efforts. The meetings are intended to encourage discussion and will provide a working-group setting in which the IMEG team can learn about relevant local issues and concerns and discuss the plan's recommendations. We recommend conducting the initial meeting in person and conducting remaining meetings via a virtual meeting platform. It is assumed that the Town be responsible for scheduling meetings with the group, if conducted outside of scheduled PZC monthly meetings.

Project meetings will have the following main objectives:

- Conduct project kick-off meeting with Commission, discuss data needs, public outreach strategy and schedule.
- Present existing conditions findings and conduct a working session to develop, update, and refine Plan visions and goals.
- Discuss findings from community engagement efforts and consider refinements/ alternations to engagement methods.
- Conduct topic-based discussions based on community engagement feedback and existing conditions findings.
- Conduct an action and strategies discussion.
- Present and review plan drafts.

1.3. PLANNING AND ZONING COMMISSION MEETINGS

Our team will conduct monthly project coordination calls with the Town's project manager throughout the duration of the project. Calls will be up to one hour in duration and IMEG will provide a summary of actionable items.

TASK 1 DELIVERABLES:

- One (1) kick-off meeting with Town Staff/ Project Manager.
- Bi-monthly virtual meetings (up to 6) with the Planning and Zoning Commission. IMEG to provide summary of actionable items, Town to record meeting minutes and provide meeting invitations.
- Monthly coordination calls with the Town's project manager.

PHASE 2: COMMUNITY ENGAGEMENT AND STAKEHOLDER INVOLVEMENT

IMEG will conduct a POCD update process that welcomes a wide diversity of residents and stakeholders into the planning process. We will work with the Town to develop a contact list of project stakeholders and interested members of the public. The contact list will also form the basis for distributing project information, including meeting invitations, updates, and project announcements. Special emphasis will be geared towards engaging a full diversity of residents and neighborhoods within the Town. Key outreach tools, techniques, and applications that will be provided include:

2.1. SOCIAL MEDIA AND COMMUNICATIONS

Our Team will provide Westport with tailored content for use on the Town's social media platforms (e.g., Facebook, X, Instagram) to keep the public informed about the progress of the plan. Up to four (4) platform-specific announcements will be developed to promote plan milestones, upcoming public engagement opportunities, and other relevant updates.

2.2. ONLINE PUBLIC SURVEY

Our team will prepare an online survey (via Survey Monkey or similar platform) to assess residents' issues, desires, and recommendations for inclusion in the POCD. A link to the survey will be made available to the Town for posting on the Town's website and for distribution via listservs and other channels. We will collaborate with the Town on survey question development and format and will provide the Town with a summary of the survey results. If desired by the Town, IMEG will also develop a survey tailored to the youth, which would engage a younger demographic and bring them into the planning process.

2.3. WEBPAGE CONTENT

Early in the planning process, IMEG will coordinate with Westport's webmaster to establish a dedicated webpage or section on the Town's existing website. IMEG will provide web-ready content, images, and links for the webpage. This online hub will share key information about the plan, including objectives, timeline, and engagement opportunities. Throughout the process, updated materials, presentations, and event announcements will be provided to ensure the webpage remains current and informative.

*Optional: If requested by the Town, IMEG will develop a project website hosted thru Square Space or another website development platform. IMEG would provide regular updates to the website throughout the duration of the project and will maintain the website for one year. IMEG will transfer ownership of the website to the Town at the completion of the project if requested.



Sample community engagement flyer created for the Media Comprehensive Plan 2035, demonstrating outreach design, project branding, and calls to action for public surveys.

2.4. PUBLIC WORKSHOPS AND CHARRETTE

IMEG will coordinate and/or participate in a range of meeting formats to engage stakeholders in discussion relevant to the POCD update. As part of this effort, we will coordinate with the Town in planning meetings and events and will provide the Town with messaging for public notices.

Public Visioning Workshops

IMEG will conduct two (2) in-person workshops that will enable the public to participate in the plan update process. The workshops will provide an overview of the POCD, including its purpose, planning process, and initial findings from the existing conditions analysis. Participants will be engaged in a discussion of issues relevant to the plan. The workshops will provide a forum for discussion a range of topics relevant to the POCD update. These interactive sessions will engage participants through small group discussions and break-out activities. The workshops will be up to two (2) hours in duration and will be staffed by up to three (3) IMEG staff. The Town will provide meeting space at no cost to IMEG. IMEG will provide a summary of findings from the workshop.



We feel SEEN! Thank you so much for your work on this. **This truly reflects the feedback from stakeholders and ultimately the whole neighborhood.** I really look forward to seeing the implementation of this plan and supporting however we can.

Chelsea Carter
Vice President, Sgt Anthony Park Neighborhood Association
Jersey City Small Area Vision Plans

Housing and Infrastructure Charrette

IMEG will conduct one (1) in-person charrette focused specifically on housing and infrastructure, providing a structured opportunity for residents, business owners, and community stakeholders to actively participate in shaping the POCD update. The session will begin with a concise overview of the Plan of Conservation and Development, including its purpose, planning framework, and key findings from the existing conditions analysis related to housing supply, demographic trends, infrastructure capacity, and growth patterns.

The charrette will concentrate on topics such as affordable, workforce, and senior housing needs; appropriate locations and design considerations for infill and mixed-use development; transportation and utility capacity; stormwater management and flood resilience; and the relationship between housing growth and community facilities. Particular attention will be given to how future development may affect infrastructure systems, as well as coastal and low-lying areas vulnerable to flooding.

The interactive session will engage participants through facilitated small-group discussions, mapping exercises, and breakout activities designed to generate practical, location-specific input. The charrette will be up to two (2) hours in duration and will be staffed by up to three (3) IMEG team members. The Town will provide meeting space at no cost to IMEG. IMEG will provide a summary of findings from the charrette documenting key themes, areas of consensus, and considerations relevant to the POCD.

2.5. FOCUS GROUP MEETINGS

IMEG will conduct up to five (5) focus group meetings to discuss specific topics such as economic development, housing, mobility, facilities and infrastructure, environmental resources, historic preservation, etc. The focus group meetings will be comprised of up to ten (10) participants. The Town will identify potential attendees and will invite attendees to participate in the meetings. Meetings will be up to 90 minutes in length and will be staffed by two (2) IMEG staff. Meetings may be conducted virtually or in person. If held in-person, meetings will be clustered to allow for up to two meetings to be conducted on a single day. The Town will provide meeting space at no cost to IMEG.

TASK 2 DELIVERABLES: Draft work product will be shared with the Town prior to final delivery. Up to one round of revisions will be conducted on all work products.

- Development of social media promotion, communication with press, and development of web content to provide to the Town for posting to Town's website.
- Up to four (4) unique promotional flyers for survey and meetings to be provided to Town in PDF format.
- One (1) online survey and survey summary. One (1) additional youth survey if requested by the Town.
- Two (2) community workshops.
- One (1) charrette focused on housing and infrastructure.
- Up to five (5) focus group meetings. IMEG will provide meeting summaries.



General Attachment: P_Z - Approp for 2027 Plan of Conservation and Development - Item _9.pdf

PHASE 3: REVIEW OF RELEVANT PLANS AND EXISTING CONDITIONS ASSESSMENT

3.1. REVIEW OF RELEVANT PLANS AND STUDIES

We will initiate our work with a review of relevant local, regional, and state plans, and studies to ensure consistency across planning efforts and identify areas for alignment or revision. This will include a review of the 2017 POCD to evaluate its effectiveness in achieving its stated goals. Regional plans and studies provide information and guidance that can inform the POCD Update and ensure that the vision and goals of the plan are consistent with regional planning efforts.

IMEG will provide an analysis of existing conditions to inform the plans goals, strategies, and actions. Information will be provided in narrative, tabular, graphic, and map formats. Under the direction of the Town, IMEG will focus on the following topic areas:

3.2. DEMOGRAPHIC TRENDS

Understanding demographic trends is a critical component of this effort. IMEG will prepare a demographic and socioeconomic analysis that examines the factors shaping change in the Town and the surrounding region. This work will include the collection, organization, and analysis of data from multiple sources, including U.S. Census Bureau datasets (2010 and 2020 Census, American Community Survey, and Longitudinal Employer-Household Dynamics), as well as State of Connecticut resources such as the Economic Resource Center, Department of Community and Economic Development, Department of Housing, CT Data Center, Secretary of State, and Department of Labor. The analysis will result in a clear summary of population trends, demographic characteristics, and socioeconomic conditions in Westport, including how these trends compare to those in peer communities, the region, and the state. Findings will be presented through narrative summaries, charts, and maps that establish a data-driven foundation for the planning process and inform the development of goals, policies, and strategies for inclusion in the POCD.

3.3. LAND USE AND DEVELOPMENT PATTERNS

Managing the Town's growth will require a clear understanding of existing land use patterns and the potential impacts of changes in land use, including both redevelopment and the intensification of existing uses. IMEG will prepare an existing land use and zoning analysis that examines how land uses are distributed throughout Westport and how they align with current zoning regulations and districts. This task will include a comparison of existing land use patterns with the Town's zoning framework to identify areas where regulations support current conditions and where inconsistencies or opportunities may exist.

The analysis will also examine changes in land use over the past decade and identify areas that may be appropriate for future development, redevelopment, or conservation. Special consideration will be given to factors such as coastal resilience and environmental constraints that may influence future land use decisions. Findings will be summarized through maps, graphics, and narrative analysis that establish a foundation for the Plan's future land use framework. The task will culminate in recommendations to guide the development of the future land use map and identify potential updates or refinements to the Town's zoning regulations that support the community's long-term planning objectives.

3.4. HOUSING

Recognizing that housing issues identified in the 2017 POCD have become an even higher priority over the past decade, IMEG will prepare a comprehensive housing analysis to support the updated Plan. This effort will examine Westport's housing supply, costs, and development trends, as well as the demographic and economic factors influencing current and future housing demand. Using available data, prior studies, and local input, the team will evaluate the Town's housing inventory, including housing types, age, condition, location, tenure, and cost, along with broader household and income trends that shape housing affordability and availability.

The housing analysis will also review recent residential development activity and assess how the Town's housing supply has evolved over time. Building on this information, IMEG will evaluate existing and projected housing needs in the context of demographic trends, economic conditions, zoning regulations, and regional housing dynamics. The results will be presented through narrative summaries, tables, and graphics and incorporated into a dedicated housing chapter of the POCD.

The chapter will conclude with policy recommendations and implementation strategies aimed at expanding housing choice and affordability in Westport, including opportunities to support housing for seniors, working households, low-income residents, and individuals with special needs. The analysis will also identify potential implementation tools and resources, including funding programs, partnerships, and organizational capacity needed to support housing planning, policy development, and long-term implementation.

3.5. ECONOMIC DEVELOPMENT

IMEG will evaluate both opportunities and constraints for economic development in Westport. This effort will examine local and regional employment trends, the Town's existing land use and zoning framework, and the relationship between Westport's labor force and its employment base. Working in coordination with Town staff, the analysis will identify practical strategies to support economic vitality, with particular attention to maintaining and enhancing the Town's downtown commercial district.

The analysis will include a review of key economic indicators such as population characteristics, comparative education levels, per capita income, labor market conditions, unemployment trends, tax base growth, and real estate activity. It will also assess the Town's employment base by examining changes in local employment

over time, identifying industry strengths and vulnerabilities, and comparing economic trends in Westport with those of the surrounding region.

In addition, IMEG will evaluate the availability of land and space suitable for economic development, the adequacy of existing infrastructure to support business growth, and the potential for expansion in appropriate locations. The analysis will also review how local regulations and policies influence different types of economic development. Findings will inform recommendations and strategies included in the POCD to support long-term economic vitality.

3.6. NATURAL RESOURCES, OPEN SPACE & RECREATION

We recognize the protection of Westport's natural environment has increased as a community priority since the 2017 POCD. IMEG will inventory, map, and assess Westport's open space and environmental resources, including conservation lands, Town parks, and State- or privately-owned recreational facilities, to support the Town's POCD update. This assessment will examine both natural resources and active recreational spaces, with the goal of identifying key environmental and recreational assets, evaluating potential deficits in the open space system, and determining areas that are currently protected or targeted for conservation. We will also assess where additional areas should be prioritized for conservation and opportunities to expand or enhance passive and active recreational facilities.

As part of this work, IMEG will evaluate the location of parks and recreational facilities in relation to existing and anticipated population patterns to ensure equitable access across the community. The findings will be presented through maps, graphics, and narrative summaries that document Westport's environmental and recreational resources, while providing recommendations to protect sensitive areas, expand conservation and open space, and enhance recreational opportunities for all residents.





3.7. MOBILITY

Westport's transportation network plays a vital role in supporting the Town's residents, workforce, and local economy. The community benefits from direct access to Interstate 95 and the Merritt Parkway, which provide regional connectivity throughout Fairfield County and to the greater New York metropolitan area. Key east–west and north–south corridors such as U.S. Route 1 (Post Road), Route 33, and Route 136 serve as important local and regional connectors, linking neighborhoods, commercial centers, and surrounding communities.

Westport is also served by regional rail through the Metro-North Railroad New Haven Line at the Westport Station and Green's Farms, critical assets for commuters and a driver of transit-oriented development opportunities in areas such as Saugatuck. Local and regional bus service is provided by the Norwalk Transit District, enhancing connectivity for residents, employees, and visitors. The Town is further supported by an extensive network of local roads, sidewalks, multi-use paths, and greenways that contribute to walkability and bicycle access, particularly within village centers and near schools and parks.

As part of the POCD update, we will identify gaps, safety concerns, and capacity constraints within this multimodal network, including traffic congestion, pedestrian and bicycle connectivity, parking management, and first- and last-mile access to rail and bus services. This effort will include a review of existing transportation infrastructure, commuting patterns, crash data, and relevant local and regional studies, complemented by robust input from residents, businesses, and stakeholders. The outcome will be a set of prioritized recommendations addressing Westport's most pressing transportation needs, with strategies that are practical in the near term and aligned with long-term sustainability, resilience, and mobility goals.

General Attachment: P_Z - Approp for 2027 Plan of Conservation and Development - Item _9.pdf

3.8. FACILITIES AND INFRASTRUCTURE

IMEG will conduct a high-level assessment of Westport's infrastructure, including the sewer network, stormwater systems, public water supply, and utility infrastructure, using available data and planning documents. This assessment will evaluate the extent, condition, and adequacy of existing facilities, identify areas that may be under-served, and highlight potential capacity constraints that could affect future development or population growth.

As part of this analysis, we will review the Town's Stormwater Management Plan to identify needed improvements and opportunities to integrate green infrastructure and sustainable practices. The assessment will also consider ongoing maintenance and expansion efforts and explore additional opportunities for the Town to adopt more sustainable infrastructure practices. Findings will provide a clear understanding of current conditions, future needs, and actionable recommendations to support economic development, population growth, and environmental protection within the POCD.

3.9. CULTURAL AND HISTORIC RESOURCES

Westport's cultural and historic resources are central to the community's identity and character. From available data sources and inventories, we will identify, map, and document these resources and the needs surrounding these resources. Our team is experienced in working with communities to protect and preserve these resources. The POCD planning process will afford us an opportunity to identify potential for improvement to the management and regulation of cultural and historic assets in the Town. The analysis will examine the location of cultural and historic assets, evaluate existing programs and policies that protect them, and identify opportunities to strengthen stewardship, regulation, and public access.

3.10. SUSTAINABILITY AND CLIMATE RESILIENCY

The POCD will address coastal management and resiliency challenges in accordance with State statute and recent planning initiatives. Coastal issues such as public access, enhancement of resources, tidal wetlands, water-dependent uses, scenic views, water quality, and harbor management will be evaluated, including the State-required planning threshold for sea level rise of 20 inches by 2050.

The Town of Westport has been an active participant in resilience planning through efforts such as the WestCOG Hazard Mitigation Plan, prior participation in the SWRPA plan, and the use of CDBG-DR funds to develop downtown flood resilience strategies. Participation in Resilient Connecticut (2020–2021), FEMA-funded home elevations, and ongoing involvement in the FEMA CRS program further demonstrate Westport's commitment to hazard mitigation and climate adaptation. The POCD will synthesize these initiatives while allowing for future development, with special attention to the Climate Bill of 2025 (Public Act 25-33) and emerging concepts such as "resilience improvement districts."

Building on this foundation, the POCD will also advance sustainability goals related to energy, waste, and resource management. Previous EPA-funded climate action plans (2024 and 2025–2026) provide a basis for expanding solar deployment, building efficiency programs, and alternative heating and cooling systems. Trash and food scrap management are increasingly urgent statewide, and the Town will be well-positioned to pursue funding and implement programs addressing these challenges.

By integrating coastal management, hazard resilience, energy efficiency, and waste reduction, the POCD will provide a comprehensive framework to support Westport's long-term sustainability and adaptability to climate change.

TASK 3 DELIVERABLES

» Findings from all tasks will be delivered in PowerPoint format for presentation to the Planning and Zoning Commission at bi-monthly coordination meetings. Information will be presented in a variety of formats, including narrative text, tables, charts, maps, and images. Draft materials will be shared with the Town's project manager in advance of PZC presentations, and IMEG will incorporate one round of revisions to the PowerPoint presentation.



PHASE 4: POCD DOCUMENT

4.1. VISION AND GOAL SETTING

Working with the PZC, IMEG will develop a clear and shared vision statement for the plan and identify corresponding goals based on findings from existing conditions and community outreach. The vision statement will provide a framework for the plan. Additionally, we will work with PZC to establish goals, that will build on the vision and outline the key policies and initiatives recommended by the plan.

4.2. PLAN DEVELOPMENT

IMEG will provide a PDF of the draft POCD to the Town and PZC for review and comment, including an executive summary and a summary of community engagement efforts completed. The final POCD will summarize all relevant findings from the planning process, meet State requirements, and serve as a practical resource for Town staff, commissions, property and business owners, and residents. IMEG will provide the Town of Westport with an interactive PDF of the final document, which will be easy to navigate and visually engaging. Key information will also be provided for the Town's project webpage, along with all supporting native digital files.

4.3. EXECUTIVE SUMMARY

IMEG will provide materials to communicate the POCD update to municipal bodies and the public, including an executive summary of key issues and objectives, single-page summaries for each goal and associated objectives, and a one-page overview of the public participation process. The number of pages will depend on the planning outcomes, and all materials will be clear, accessible, and suitable for circulation and website publication.

4.4. IMPLEMENTATION PLAN

Building on the community vision, engagement, and existing conditions analysis, IMEG will develop an actionable implementation plan for the POCD. The plan will translate goals into concrete steps, assign responsibilities to relevant departments or agencies, and prioritize initiatives based on urgency, feasibility, and available resources. It will include a phased Action Matrix, examples of best practices and model tools for high-priority initiatives, and a cursory fiscal review indicating whether recommendations are expected to be revenue neutral, generate additional revenue, or increase costs. This framework will ensure accountability, guide implementation, and support ongoing monitoring and adaptation.

4.5. PUBLIC REVIEW AND REVISIONS

Based on feedback and direction from the Town and Commission, we will make revisions to the draft POCD and provide an updated PDF for submission to the Town/Town Clerk and public review. Should the Commission amend the plan in adopting it, IMEG will incorporate final edits to the draft plan.

4.6. PUBLIC PRESENTATION OF DRAFT POCD AND IMPLEMENTATION PLAN

IMEG will conduct a public presentation of the draft POCD and its Implementation Plan prior to a public hearing for adoption. This will provide us with an opportunity to introduce the community to the plan and its recommendations in advance of a public hearing. We will conduct this presentation virtually or in-person. If conducted in person, the Town will provide meeting space at no cost to IMEG. The presentation will be up to 90 minutes in length and will be conducted by one (1) IMEG staff.

4.7. PUBLIC HEARING AND ADOPTION

IMEG will virtually attend up to one (1) public hearing for adoption of the POCD.

TASK 4 DELIVERABLES

- Development of Vision and Goals, documented in PowerPoint format. Ongoing review and revision as needed.
- Provision of POCD Implementation Plan to be provided to the Town in MS Excel and/or PDF format. Up to two (2) rounds of revision to be conducted.
- Draft POCD in PDF format. One round of revisions leading up to draft plan.
- Final POCD in PDF format. One round of revisions leading up to final plan.
- POCD Executive Summary in PDF format. One round of revisions leading up to final Executive Summary.
- Provision of all supporting files, data, and interim deliverables in digital format via flash drive or SharePoint link.
- One (1) public presentation of the POCD and Implementation Plan.
- Attendance of one public hearing for adoption of the Plan by one staff member.

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Proposed Schedule



IMEG
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Schedule

IMEG will conduct the plan update within a fourteen-month (14) schedule (see below). We will work with the Town to adjust this schedule as needed to meet critical deadlines and in response to the Town's needs.

Phase		Month													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.1	Kick-Off Meeting														
1.2	Planning and Zoning Commission Meetings														
1.3	Monthly Project Coordination Calls														
2.1	Communications														
2.2	Online Public Survey														
2.3	Project Website Content														
2.4	Public Workshops and Charrette														
2.5	Focus Group Meetings x 5														
3.1	Review of Relevant Plans and Studies														
3.2	Demographic Trends														
3.3	Land Use and Development Patterns														
3.4	Housing														
3.5	Economic Development														
3.6	Natural Resources, Open Space, & Recreation														
3.7	Mobility														
3.8	Facilities and Infrastructure														
3.9	Cultural and Historic Resources														
3.10	Sustainability and Climate Resiliency														
4.1	Vision and Goals														
4.2	Plan Development														
4.3	Plan Executive Summary														
4.4	Implementation Plan														
4.5	Public Review and Revisions														
4.6	Public Presentation of Draft POCD														
4.7	Public Hearing and Adoption														

Housing and Infrastructure Charrette

Focus Group Meetings

Relevant Experience & References



IMEG
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Project Experience

Proven Results

The following case studies spotlight recent, highly comparable POCD and comprehensive planning assignments led by our team across Connecticut, illustrating our results-driven approach, robust public engagement, and implementation-ready deliverables. These projects—completed for communities such as Wethersfield, Windsor, Westport, New Haven, Stratford, Danbury, and Monroe—demonstrate the knowledge and best practices we will bring to the Town of Westport.

Project / Staff	Rory Jacobson	Francisco Gomes	Stephanie Dyer-Carroll	Christian Mazur	Tonie Marie Pignatelli	Cassandra Valcourt	Sara Grossman
Town of Wethersfield Plan of Conservation & Development	◆	◆					
Town of Windsor Plan of Conservation & Development	◆	◆		◆	◆		
Town of Westport Westport Center National Register Nomination & Village District Zoning			◆				
City of New Haven Plan of Conservation & Development	◆	◆			◆	◆	◆
Town of Stratford Plan of Conservation & Development	◆	◆					◆
City of Danbury Plan of Conservation & Development	◆	◆	◆				◆
Town of Monroe Plan of Conservation & Development	◆	◆					

Town of Wethersfield
Plan of Conservation and Development

Wethersfield, CT



The project: IMEG worked with the Town of Wethersfield to update its Plan of Conservation and Development (POCD), a state-mandated plan that establishes the community's vision and strategies for the next decade. The process was designed to be highly collaborative, involving Town staff, the POCD Advisory Committee, and residents in shaping a shared vision and implementation framework.

The goal: To create a comprehensive and actionable plan that balances growth with preservation while aligning with state requirements and advancing the Town's long-term goals for equity, sustainability, and resilience.

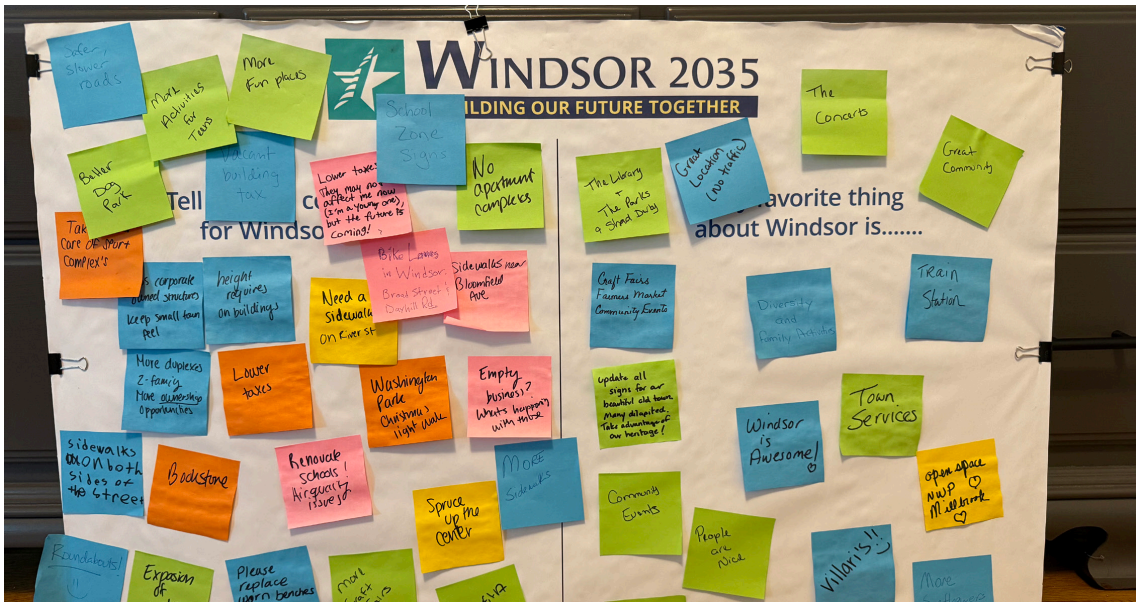
Design approach: The planning process emphasized inclusive public engagement and robust technical analysis. Engagement efforts included a project website, online survey, stakeholder interviews, focus groups, pop-up events, and a public workshop to ensure broad community participation. In parallel, the project team conducted detailed assessments of demographic trends, housing, land use, zoning, mobility, infrastructure, economic development, conservation, recreation, and cultural resources.

Fee	$93,000
Completion	2024-2026
Service	Project Coordination, Community Engagement, Existing Conditions Assessment, Plan Development and Implementation
Reference	David Elder, AICP Town Planner Town of Wethersfield P: 860-721-2838 E: david.elder@wethersfieldct.gov

Project outcome: The updated POCD, formally adopted in 2026, provides Wethersfield with a clear and implementable strategy that reflects community priorities and addresses emerging challenges. It establishes a framework for coordinated decision-making and investment, ensuring that Wethersfield continues to thrive as a sustainable, equitable, and resilient community over the coming decade.

Town of Windsor
Plan of Conservation and Development

Windsor, CT



OPTIONAL SUBTITLE

The project: IMEG worked with the Town of Windsor to update its Plan of Conservation and Development (POCD), a critical document that will guide growth and change in the community over the next decade. The updated plan builds upon Windsor's 2015 POCD, responding to new demographic, economic, and environmental conditions while establishing a vision that reflects community priorities.

The goal: To create a comprehensive, forward-looking plan that aligns with Windsor's long-term goals for equity, sustainability, and livability. The POCD serves as a strategic guide for policy decisions, land use planning, and capital investments that will shape the Town's future.

Design approach: IMEG developed a comprehensive engagement strategy designed to reach a wide range of residents, businesses, and stakeholders. This includes an online survey, public workshops, advisory committee meetings, focus groups, stakeholder interviews, and pop-up events at community gatherings. Outreach efforts were supported by robust technical analysis of housing, mobility, infrastructure, economic development, land use, conservation, and cultural resources.

Fee	$129,000
Completion	2024-2026
Service	Community Engagement, Data Collection and Analysis, Land Use and Mobility Assessment, Plan Development
Reference	William Todd Sealy, AICP, P.L.A. Town Planner Town of Windsor P: 860-285-1981 E: sealy@townofwindsorct.com

Project outcome: The POCD, formally adopted in 2026, not only meets state planning requirements but also provides targeted recommendations to advance Windsor's long-term vision. It reflects the values and priorities of the community while offering an actionable framework to promote inclusive growth, environmental stewardship, and overall quality of life.

Town of Westport

National Register Nomination & Village District Zoning for Westport Center

Westport, CT



The project: IMEG prepared a National Register nomination for the Westport Center Historic District, documenting the historic commercial, municipal, and residential core of the Westport community. The district encompasses more than 140 resources and reflects the community's development from an agricultural center to a shipping hub, resort destination, and suburban enclave.

The goal(s): To formally recognize and preserve the historic and architectural significance of Westport Center while providing a framework to guide future development and protect the character of the district.

Planning approach: IMEG conducted historical research, architectural documentation, and resource inventory to evaluate the district's significance and contributing structures. The team also supported the development of village district zoning for Westport's commercial core, participating in public meetings and workshops to inform the study and build consensus. Preparation of the historic narrative and documentation ensured that the district's architectural diversity and historic context were clearly articulated.

Fee	$50,000
Completion	2014-2015
Service	Historic Resources Inventory, Stakeholder Coordination, Village District Zoning
Reference	Carol Leahy CLG Coordinator/HDC Administrator Westport Historic District Commission 203-341-1184 cleahy@westportct.gov

Project outcome: The project produced a comprehensive National Register nomination and supporting materials that documented the district's historic significance and architectural diversity, while also informing the creation of village district zoning to support preservation and context-sensitive development in Westport's commercial center.

City of New Haven
New Haven Vision 2034

New Haven, CT

The project: IMEG served as the prime consultant for the development of the 2035 Plan of Conservation, Development, Equity, and Resilience, "New Haven Vision 2034". This plan addressed systemic inequities and enhanced opportunities for all residents. It involved comprehensive data analysis, a visioning process, and the creation of a detailed Plan document. The project was guided by City Plan staff and the Comprehensive Plan steering committee.

The goal: The goal of the Vision 2034 Plan was to create a framework with clear, actionable goals that promoted equity, resilience, and sustainable development for the community. The plan focused on addressing systemic social inequities, while expanding economic, environmental, and social opportunities for everyone in the city.

Planning approach: IMEG was responsible for leading the community engagement aspects of the planning process. The team developed and oversaw a strategic engagement and communication plan to ensure broad, meaningful involvement from residents. This included organizing and conducting focus groups, surveys, and meetings, as well as attending neighborhood events in collaboration with City staff. Additionally, IMEG worked closely with community outreach partners to involve residents in shaping the plan and its goals.

Project outcome: The outcome of this project is the Vision 2034 Plan that provides concrete, actionable strategies focused on socioeconomic justice, equity, and environmental resilience. The robust community engagement effort resulted in a plan that is rooted in the needs and priorities of the residents, creating a framework to guide policy and development decisions that support long-term, inclusive growth for the city.

Fee	$450,000
Completion	2025
Services	Project Management and Scoping, Community Engagement, Analysis of Existing Conditions and Trends
Reference	Laura Brown Executive Director of City Plan City of New Haven P: 203-946-6380







Town of Stratford
Stratford Plan of Conservation & Development

Stratford, CT



IMEG, worked with the Town of Stratford to update their Plan of Conservation and Development. A robust public engagement campaign was an essential component of the project. To support the process, the team developed a project website, an online survey and mapping tool, conducted stakeholder meetings and public workshops, and attended pop-up events at Town functions to engage the community. To gather feedback from as many residents as possible, the team created two promotional videos highlighting the Plan and participated in events such as Senior Bingo and High School lunches to reach members of the public who are not always represented in traditional planning approaches.

The result was a graphically rich plan, guided by extensive public input. The user-friendly document includes numerous photos, maps, and content that celebrate Stratford's vibrant sense of community. As a coastal town, resiliency is a cornerstone of Stratford's planning efforts. The Plan also emphasizes expanding housing choices, fostering mixed-use development, and preserving and enhancing natural resources and valued town facilities. It concludes with an implementation matrix that identifies responsible parties and establishes a timeline for achieving the Plan's goals and action steps.

Cost	$135,000
Completion	2023
Services	Comprehensive Planning, Community Engagement, Coastal Resiliency
Reference	Susmitha Attota, AICP, CZEO Planning and Zoning Administrator - Town of Stratford T: 203.385.4017 E: sattota@townofstratford.com

City of Danbury
Plan of Conservation & Development

Danbury, CT








COMPREHENSIVE PLAN

The project: IMEG, led a multidisciplinary team to update the City of Danbury's Plan of Conservation and Development (POCD). This comprehensive planning document outlines Danbury's current conditions and future direction, serving as a strategic tool to guide growth and development.

The goal: To create a forward-looking, community-driven plan that supports informed decision-making by the City of Danbury over the next decade. The plan aims to enhance the physical, economic, and social wellbeing of the community while preserving the city's character and improving quality of life.

Design approach: The project scope included a comprehensive analysis of Danbury's existing conditions, focusing on areas such as land use, economic development, infrastructure, housing, and quality of life. It involved identifying key challenges and opportunities affecting the city's growth and sustainability. A major component of the scope was robust community engagement, with over 1,000 residents and stakeholders participating in discussions to help shape the city's vision for the future. The plan also aimed to align with Danbury's regulatory frameworks, offering strategic recommendations to guide updates to zoning regulations and support long-term policy and funding decisions.

Cost	$300,000
Completion	2023
Service	Community Engagement, Urban Planning
Reference	Jennifer Emminger Deputy Planning Director City of Danbury 203.797.4525 j.emminger@danbury-ct.gov

Project outcome: The updated POCD established a clear and actionable framework to guide Danbury's policy and funding decisions. It reflects the community's vision and priorities, strengthens the city's regulatory tools, and serves as a foundational document for future planning initiatives. The plan's recommendations are now a critical resource for safeguarding public health, safety, and welfare while shaping a more resilient and vibrant Danbury.



Town of Monroe
Plan of conservation and development

Monroe, CT



OPTIONAL SUBTITLE

The project: IMEG prepared an update to the Town of Monroe's Plan of Conservation and Development (POCD), working closely with the Town Planner and the Planning and Zoning Commission.

The goal(s): To create a plan that protects Monroe's environmental resources while positioning the town to sustain its population and respond to changing retail trends and housing preferences.

Planning approach: IMEG collaborated with Town staff and local officials to analyze community priorities, environmental resources, and evolving development patterns. The team also developed a plan format designed to be accessible to a wide range of users and effective as both an online document and a printed report.

Project outcome: The project produced a clear, user friendly POCD that supports informed decision-making and provides a practical framework for guiding Monroe's future growth and conservation efforts.

Fee	$60,000
Completion	2019-2021
Service	Community Engagement, Comprehensive Planning, Focus Area Planning, GIS Mapping
Reference	Rick Schultz (Former Monroe Town Planner) Associate City Planner/ZEO City of Meriden 203-630-4083



RESILIENT Land & Water
Sustainable Solutions, Stream to Shoreline

Firm Experience: Grants

FEMA Hazard Mitigation Assistance (HMA) Grants

Description

Resilient Land And Water prepared several Federal Emergency Management Agency (FEMA) HMA grant applications on behalf of municipalities of the Western Connecticut Council of Governments in the 2022-2023, 2023-2024, and 2024-2025 application cycles. Grants were sought under the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure & Communities (BRIC) [prior to BRIC cancellation], and Flood Management Assistance (FMA) programs. More than 30 benefit-cost analyses (BCAs) using FEMA's BCA Toolkit were conducted to determine the eligibility of potential projects for meeting grant application requirements. BCAs were prepared for individual structure and neighborhood projects; and required review and interpretation of hydrologic and hydraulic modeling between existing and proposed conditions, evaluation of building elevations, and interpretation of assessment data. HMA grant applications included:

- **Project Application for Flood Warning System for Community Disaster Resilience Zone, City of Danbury:** FEMA delineated Community Disaster Resilience Zones (CDRZs) in 2023. The sole CDRZ in Connecticut lies in the City of Danbury and is associated with the floodprone Upper Still River watershed. This area includes a floodprone mobile home park, fire station, and regional emergency distribution center. A BRIC application package was developed including the Project Understanding; Background, Historic Record, and Statement of Need; Scope of Work; Project Cost Estimate and Requested Grant Allotment; and Cost Effectiveness Narrative to support the purchase and installation of a flood warning system.
- **Project Scoping Application for Saugatuck Island Special Taxing District, Town of Westport:** Out of 252 repetitive loss properties in Westport, 36 are located on Saugatuck Island and subject to inundation by coastal flooding. BRIC and FMA grant application packages were developed including the Project Understanding, Scope of Work, Project Cost Estimate, and Requested Grant Allotment to support an alternatives analysis of potential projects and strategies to mitigate current and future flood damages on the island.
- **Project Application for Standby Power, Brookfield WPCA:** An HMGP grant application was developed for a generator for a sewer pumping station in Brookfield. The generator will ensure consistent operation of a key pumping station that moves a significant fraction of sanitary wastewater from Brookfield to the treatment plant in New Milford.
- **Project Applications for Individual Structure Elevations in Multiple Communities:** HMGP and FMA grant applications were developed for elevation of individual residential structures in Greenwich, Stamford, Darien, and Westport. The application sections included detailed information about the costs and benefits associated with each elevation. Each BCA was complicated due to unique aspects of each residential structure.

The ongoing WestCOG HMA grant contract demonstrates successful grantwriting

- Client: Francis Pickering, Executive Director of WestCOG
- 2022 – 2025 (ongoing)
- Fee to Date: $120,000

RESILIENT Land & Water
Sustainable Solutions, Stream to Shoreline

Firm Experience: Planning

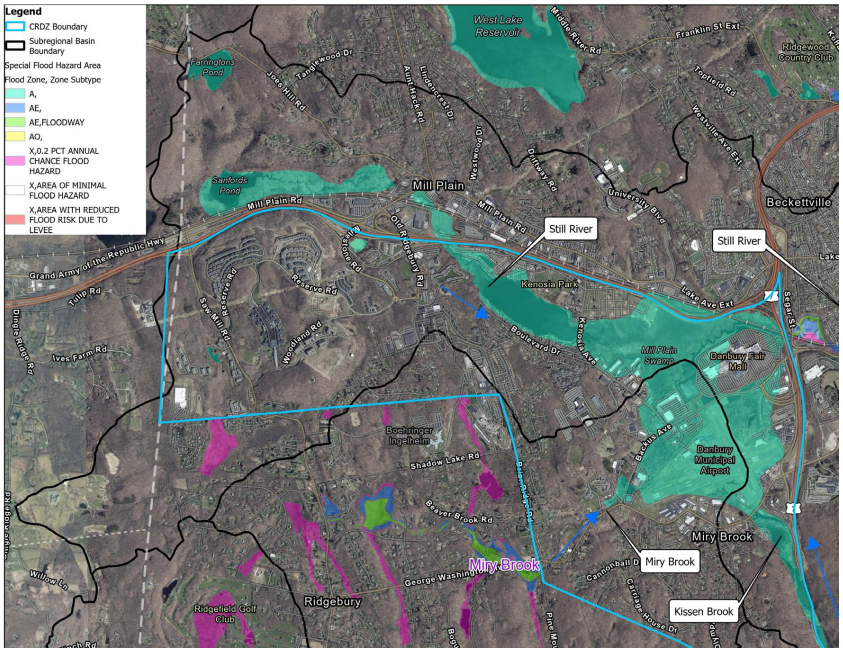
Natural Hazard Mitigation Plan Update

Description

Resilient Land And Water (RLW) and Dewberry are updating the Natural Hazard Mitigation Plan for WestCOG and its member municipalities. This planning process commenced in fall 2025 with local planning team meetings conducted for all municipalities to review changes in the plan development process, review the FEMA guidance of 2023-2024, and review the status of current plan actions. The planning process will continue into 2026 with document development and plan approval.

Prior to the current update, members of RLW developed the following hazard mitigation plans for WestCOG communities:

- Town of Sherman – single jurisdiction plan
- City of Danbury – single jurisdiction plan
- Former SWRPA region – multi jurisdiction plan
- Former HVCEO region – single jurisdiction plans for each municipality (separate from the initial Danbury and Sherman contracts above)
- WestCOG region – multi jurisdiction plan (this is the current plan with active dates 2021-2026)

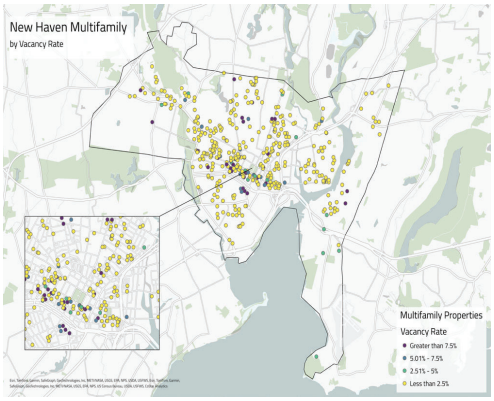


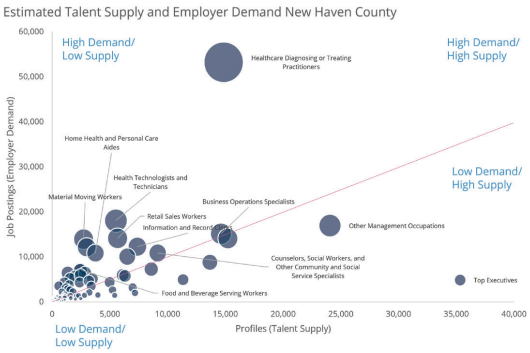
- Client: Francis Pickering, Executive Director of WestCOG
- 2025-2026 (ongoing)

PROJECT EXPERIENCE

POCD Housing & Economic Development Chapters

New Haven, Connecticut





RKG SERVICES
Housing and labor market analysis, commercial real estate market assessment, economic conditions review, strategy development, implementation matrix, and benchmarking.

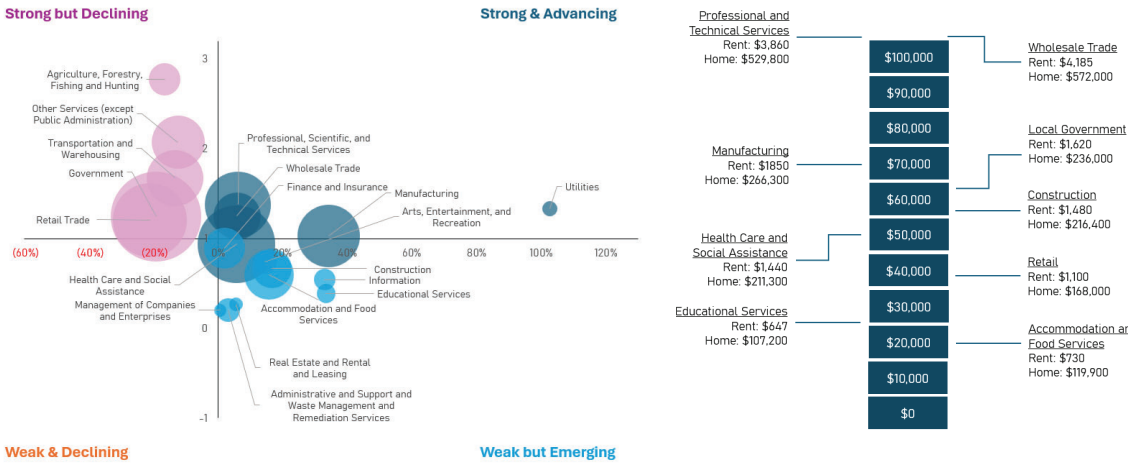
SITUATION
As part of the consultant team led by FHI, now IMEG, RKG supported the City of New Haven's update to its Plan of Conservation and Development (POCD). A core component of this comprehensive planning effort sought to expand housing options, support local businesses, attract new investment, and promote inclusive economic growth. RKG was responsible for leading the housing and economic development components of the plan, which included data analysis, strategy development, case study research, and active engagement through public meetings and stakeholder sessions.

RKG APPROACH/SOLUTION
RKG conducted a thorough housing market analysis, examining local and regional trends, development patterns, pricing, and demand-supply dynamics to identify gaps and opportunities for expanding housing choice. On the economic development side, RKG completed a commercial real estate market analysis across key asset classes, evaluating trends in occupancy, pricing, and space demand. This was paired with a labor market review and industry growth assessment to identify strategic opportunities and catalytic sites to drive future economic activity. Findings informed a set of actionable strategies and an implementation matrix aligned with the City's goals.

RESULTS
The Plan was approved by the Board of Alders in September 2025.

POCD Economic Development Chapter

Guilford, Connecticut



RKG SERVICES

Labor market analysis, commercial real estate market assessment, economic conditions review, strategy development.

SITUATION

As part of the consultant team led by Resilience Land and Water, RKG supported the Town of Guilford's update to its Plan of Conservation and Development (POCD). A core component of this comprehensive planning effort sought to expand housing options, support local businesses, attract new investment. RKG was responsible for leading the housing and economic development components of the plan, which included data analysis and strategy development.

RKG APPROACH/SOLUTION

RKG completed a commercial real estate market analysis across key asset classes, evaluating trends in occupancy, pricing, and space demand. This was paired with a labor market review and industry growth assessment to identify strategic opportunities and catalytic sites to drive future economic activity. Findings informed a set of actionable strategies aligned with the town's goals.

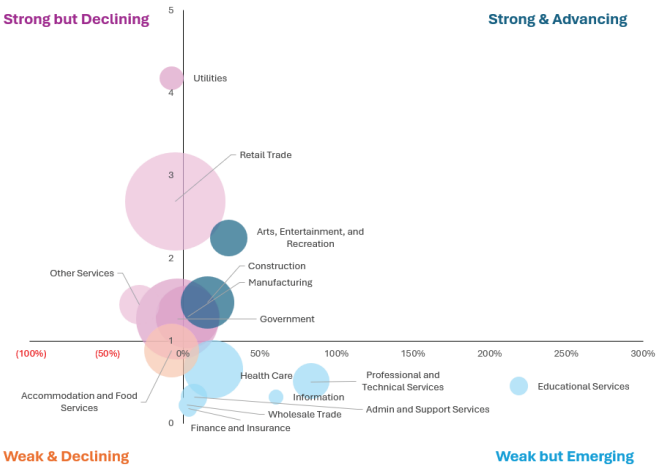
RESULTS

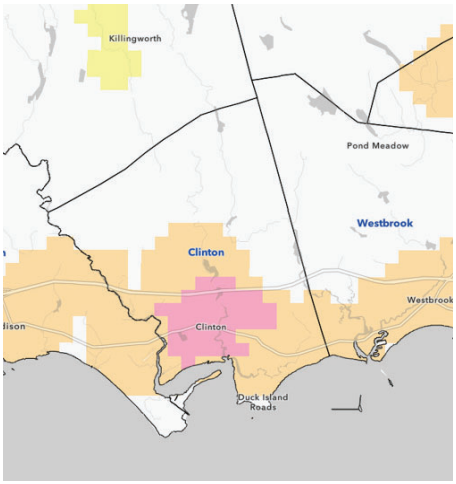
The Plan is ongoing.

General Attachment: P_Z - Ap ... nd Development - Item _9.pdf (Page 207 of 238)

PROJECT EXPERIENCE

POCD Economic Development Chapter
Clinton, Connecticut





RKG SERVICES
Labor market analysis, commercial real estate market assessment, economic conditions review, strategy development.

SITUATION
As part of the consultant team led by Resilience Land and Water, RKG supported the Town of Clinton's update to its Plan of Conservation and Development (POCD). A core component of this comprehensive planning effort sought to expand housing options, support local businesses, attract new investment. RKG was responsible for leading the housing and economic development components of the plan, which included data analysis and strategy development.

RKG APPROACH/SOLUTION
RKG completed a commercial real estate market analysis across key asset classes, evaluating trends in occupancy, pricing, and space demand. This was paired with a labor market review and industry growth assessment to identify strategic opportunities and catalytic sites to drive future economic activity. Findings informed a set of actionable strategies aligned with the town's goals.

RESULTS
The Plan is ongoing.

Proposed Budget



IMEG
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Project Fee

Detailed Fee Breakdown

We propose a total lump sum fee of $149,950, inclusive of direct costs for the scope of services described in this proposal.

Task	Total Hrs	Total Fee
1.1 Kick-Off Meeting	6	$1,080
1.2 Planning and Zoning Commission Meetings	36	$6,700
1.3 Monthly Project Coordination Calls	12	$2,100
2.1 Communications	26	$4,300
2.2 Online Public Survey	12	$2,030
2.3 Project Website Content	14	$2,180
2.4 Public Workshops and Charrette	98	$18,440
2.5 Focus Group Meetings	88	$15,220
3.1 Review of Relevant Plans and Studies	26	$4,800
3.2 Demographic Trends	6	$1,180
3.3 Land Use and Development Patterns	20	$4,000
3.4 Housing	34	$7,220
3.5 Economic Development	34	$7,580
3.6 Natural Resources, Open Space, and Recreation	16	$3,350
3.7 Mobility	30	$5,630
3.8 Facilities and Infrastructure	6	$1,180
3.9 Cultural and Historic Resources	16	$2,990
3.10 Sustainability and Climate Resiliency	22	$4,790
4.1 Vision and Goals	44	$9,170
4.2 Plan Development	122	$21,920
4.3 Plan Executive Summary	28	$4,560
4.4 Implementation Plan	38	$7,110
4.5 Public Review and Revisions	36	$6,930
4.6 Public Presentation of Draft POCD	12	$2,140
4.7 Public Hearing and Adoption	2	350
Total Hours and Fee	**784**	**$146,950**

Labor Cost	$146,950
Direct Expenses	$3,000
Total Lump Sum Fee	**$149,950**

Services Expected of the Town



IMEG
The FUTURE. Built Smarter.

Services Expected From The Town

IMEG anticipates and requests the following services from the Town of Westport:

- The Town will schedule and issue invites for all meetings and events.
- Meeting locations will be provided at no cost to IMEG.
- The Town's GIS data will be provided to IMEG, along with all available metadata at no cost to IMEG.
- The Town will provide IMEG with all recent relevant plans, studies, and reports in the Town's possession.
- The Town will distribute all promotional materials for events.
- If meeting minutes are required, the Town will record meeting minutes.



Westport Plan
Sample Outline



IMEG
The FUTURE. Built Smarter.

WESTPORT 2037 – TOWN OF WESTPORT'S 2027 POCD

Plan Outline

INTRODUCTION AND PLAN DEVELOPMENT

- About the Plan
- Plan organization
- Vision Statement
- The development of Westport's 2027 POCD
  - Community Engagement Highlights
- The role of Westport 2037
- Consistency with the State Plan
- Consistency with the Regional Plan
- Regional Context

HISTORY OF WESTPORT

- History of planning in Westport
- Accomplishments and successes since 2017 POCD

DEMOGRAPHIC TRENDS

- Population
- Income and Education
- Housing Trends
- Employment and Industry Trends

LAND USE AND ZONING

- Baseline Conditions
- Existing Land Use
  - Existing Land Use descriptions overviews
  - Existing Land Use Map
- Zoning
  - Zoning description overviews
  - Zoning Map
- What we heard from the community
- Future Land Use Plan
- Goal
  - Strategies
  - Actions
- MAPS: Existing Land Use, Zoning Map, Future Land Use

HOUSING

- Baseline Conditions
  - Housing Types
  - Housing Stock
  - Home Ownership
  - Housing Tenure
  - Housing Cost
  - Housing Affordability

- Residential Zoning Descriptions
- Housing Related Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: Housing Type Land Use, Multifamily housing approved over the last decade, Housing density allowed by zone

ECONOMIC DEVELOPMENT

- Baseline Conditions
  - Industries
  - Labor Force
  - Commuting Trends
  - Education and Income
- Commercial, Mixed-Use, and Industrial Zoning Descriptions
  - Commercial Districts
  - Mixed-Use Districts
  - Industrial Districts
- Economic Development Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: Commercial and Industrial Zoning Map

MOBILITY AND INFRASTRUCTURE

- Baseline Conditions
  - Street Network
  - Bus Network
  - Commuter Rail Stations
  - Sidewalk and Bicycle Facilities
  - Bicycle and Pedestrian Activity
  - Commuting Patterns
  - Traffic Safety
  - Parking
  - Utility Infrastructure
  - Sewer and Water Infrastructure
  - Stormwater Infrastructure
- Mobility Initiatives
- Infrastructure Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: State and Local Roads, Functional Classification, CT Transit Routes/Stops, Rail stations, Sidewalk and Bike Network, Strava activity, Crash heatmap, Utility infrastructure map

General Attachment: P_Z - Approp for 2027 Plan of Conservation and Development - Item _9.pdf

SERVICES AND FACILITIES

- Baseline Conditions
  - Public Facilities
  - Municipal Services
- Quality of Life Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: Public Facilities Map, others as identified

OPEN SPACE AND ENVIRONMENT

- Baseline Conditions
  - Open Space Resources
  - Wetlands
  - Hydrology
  - Groundwater
  - Soils
  - Plants and Wildlife
  - Sustainability and Resiliency
- Open Space and Natural Resources Initiatives
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: Open Space by Type, NDDB Critical Habitat and Inland Wetlands, CT DEEP Water quality Summary, Flood Zones, Elevation if we have

CULTURAL AND HISTORIC RESOURCES

- Baseline Conditions
  - National Register of Historic Places
  - State Register of Historic Places
  - Westport's Local Historic Districts
  - Cultural Resources
  - Community Events
  - Tourism
- Cultural and Historic Resources Initiatives
- What we heard from the community
- Goal
  - Strategies
  - Actions
- MAPS: Historic Resources (districts and structures), Cultural Resources

IMPLEMENTATION PLAN

- Implementation summary table and instruction guide
- List of acronyms

Work Samples



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Sample Pages from Wethersfield POCD

Plan Organization

During the Vision 2035 development process, a broad vision statement was created to reflect Wethersfield's community aspirations and guide municipal leaders. This vision is supported by seven goals, each aligned with a specific chapter of the Plan. Strategies are the methods by which the goals will be achieved and actions are the specific steps that comprise a strategy.

Vision

Describes what the people of Wethersfield value and what the town will strive towards over the next ten years.

Goals

Commitments towards achieving the vision which are consistent with the guiding principles.

Strategies

The methods by which the goals will be achieved. They describe the interim outcomes that can lead to achieving each of the goals.

Actions

Specific steps taken to implement strategies so as to accomplish the stated goals. They are the first steps to be taken towards achieving Wethersfield's vision as expressed in this plan.

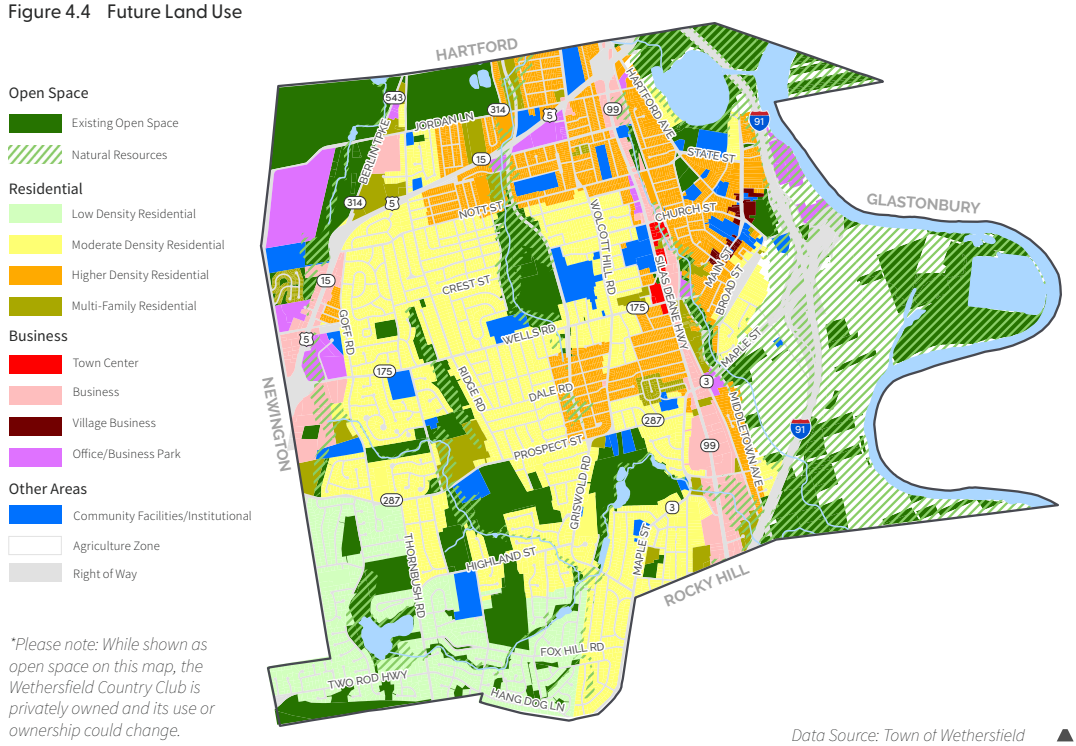
Wethersfield Vision Statement

Wethersfield is a safe, welcoming community that honors its rich history and diverse culture. With a focus on community, inclusivity, and connection, Wethersfield provides essential services, varied housing options, and opportunities for all generations. Committed to protecting its natural and historic resources, supporting local businesses, and creating a sustainable future, the Town offers exceptional access and opportunities and serves as a vibrant hub for the region.



Source: Town of Wethersfield

Figure 4.4 Future Land Use



Sample Pages from Windsor 2035

A COMMUNITY DRIVEN PLAN

Recognizing that a successful Plan must reflect the voices of residents, businesses, and stakeholders, Windsor used a multi-faceted approach to gather ideas, concerns, and aspirations for the Town's future. Digital and online tools were used to increase accessibility to all residents. A broad diversity of people were engaged by providing multiple opportunities and types of opportunities to participate in the plan's development. The following engagement was conducted in developing the Plan:



KEY TAKEAWAYS

- Strong Sense of Community: Residents value Windsor's diversity, small-town feel, and sense of belonging.
- Preservation and Sustainability: Protecting farmland, open spaces, and natural resources is a top priority.
- Enhancement of Windsor Center: There is strong community desire to fill vacancies, support small businesses, and create a vibrant downtown hub.
- Housing Options: More affordable, senior-friendly, and diverse housing types are needed to meet changing demographics.
- Quality of Life: Windsor's history, schools, and cultural assets are strengths, but more youth programming, and cultural events are desired.
- Mobility and Infrastructure: Residents want safer pedestrian and bike connections, better transit access, and investments in sustainable infrastructure such as solar and electric.



Engaging with the community during the Shad Derby, Source: Town of Windsor

2015 PLAN OF CONSERVATION AND DEVELOPMENT SUCCESSES

Windsor's previous Plan was adopted in 2015. Since then, many recommendations from the Plan have been implemented, including:

Housing Development

- Approximately 70 single-family homes and 42 townhomes constructed.
- 430 apartment units built.

Ongoing and Approved Projects

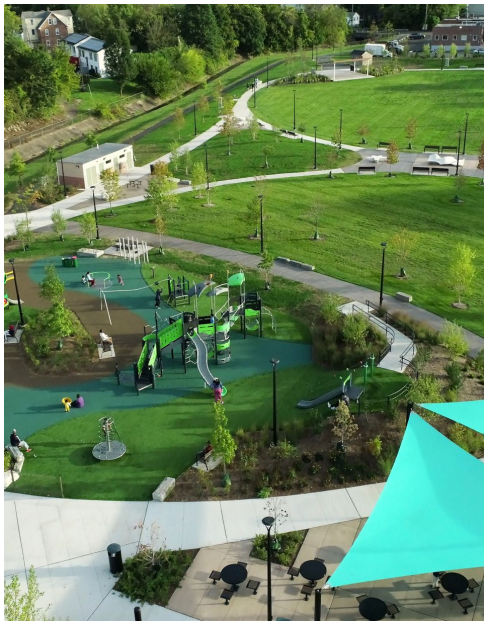
- Two mixed-use developments under construction in Windsor Center with 197 apartment units and ground-floor commercial space.
- 760 additional housing units approved townwide, including 64 affordable units.

Land Conservation and Sustainability

- 67 acres of farmland and 95 acres of open space preserved.
- Windsor was certified as a Sustainable CT Bronze Community in October 2022.

Public Facilities and Recreation

- Completion of Wilson Gateway Park.
- Renovations to Police, Fire, and EMS facilities.
- Improvements to parks and recreational facilities, including:
  - Pools
  - Athletic fields
  - Playgrounds
  - Tennis courts



Aerial view of Wilson Gateway Park
Source: Town of Windsor



Ribbon Cutting at Founders Square
Source: Town of Windsor

WHAT WE HEARD FROM THE COMMUNITY

Community input highlighted the need to create more active, connected places across Windsor's villages. In Windsor Center, residents emphasized attracting new businesses, supporting existing ones, and strengthening neighborhood-serving uses to make the area more vibrant. Improving parks and pedestrian connectivity, particularly around Wilson Gateway Park, was also a priority. In Poquonock Village, preserving the area's agricultural heritage while encouraging local-serving uses was seen as important. Across all villages, residents want development that balances economic activity with livability, enhances walkability, and maintains the unique identity of each village.

For the Day Hill corridor, the community recommended following the strategies outlined in the Day Hill Corporate Area Planning Study to guide future development and business growth.





Community event in Wilson
Source: Town of Windsor

Goal 9.1 | Deliver high-quality, fiscally responsible services and facilities that adapt to the evolving needs of residents at every stage of life, while fostering a vibrant community and promoting civic pride.

Strategy 1 | Provide excellent services to residents, property owners, and businesses.

ACTIONS

1. Monitor the evolving needs of the community and seek input on desired services that could benefit Windsor's residents.
2. Advance a multidisciplinary Aging-Friendly Windsor plan (housing, adult daycare, mobility, caregiving, health).
3. Pursue shared-service partnerships with regional partners where quality and cost savings are demonstrable.

Strategy 2 | Promote events and activities that contribute to community pride and spirit.

ACTIONS

1. Continue to promote community events throughout all of Windsor to support community cohesion and vibrancy.
2. Promote and encourage volunteerism in town agencies and civic groups.
3. Continue to develop partnerships for sponsoring community events.



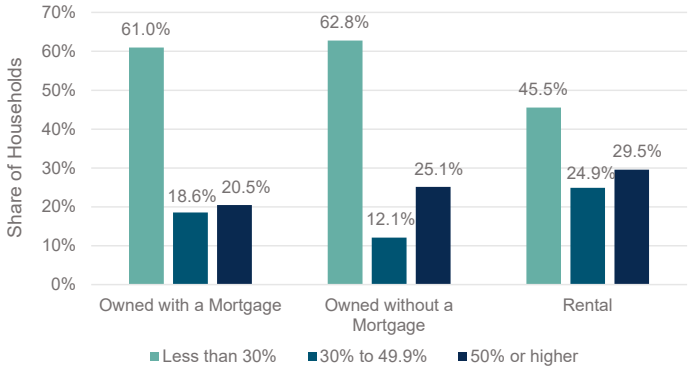
Community Block Party Basketball
Source: Town of Windsor

Have you been to the Block Party?

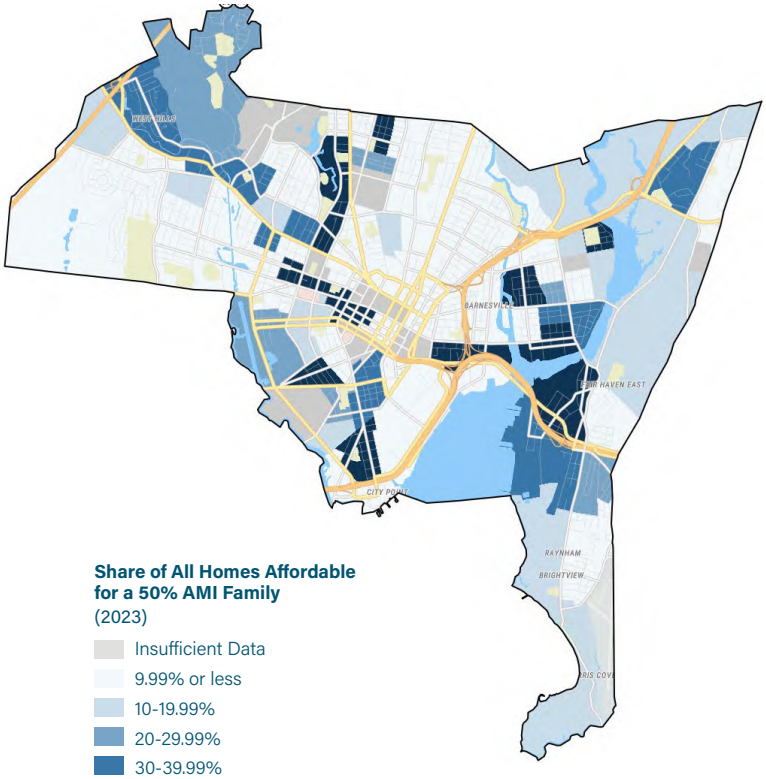
Windsor's community block parties bring neighbors together for food, music, games, and local fun, creating a lively and welcoming atmosphere for residents of all ages. These events foster connections across the town, strengthen community spirit, and give people a chance to celebrate Windsor's diversity and sense of togetherness in a relaxed, festive setting.

Sample Pages from New Haven 2034

New Haven Housing Cost as a Share of Income per Household Type (2023)



Source: 2019-2023 ACS, US Census Bureau



Share of All Homes Affordable for a 50% AMI Family (2023)

- Insufficient Data
- 9.99% or less
- 10-19.99%
- 20-29.99%
- 30-39.99%
- 40% or greater

Source: PolicyMap, US Census, HUD

Housing Cost and Affordability

As of 2023, half (49.8%) of households in New Haven spend 30% or more of their annual income on housing related costs.[1] Compared to households that own their home, rental households on average spend more on housing relative to their income than ownership households.

Households that own their home spend a smaller share of their household income on housing, however 39.1% of households that have a mortgage and 37.2% of those without a mortgage spend more than 30% of their annual income on housing costs. Many of these homeowners are seniors or people with disabilities that live on a fixed income.

The affordability of a home, whether rented or owned, varies across the City's neighborhoods. Throughout most of New Haven, less than 10% of homes are affordable for families earning 50% of the area median income (AMI) or less (AMI is the income at which half of households earn more and half of households earn less in the New Haven region). The AMI for the New Haven area was $110,800 in 2023, more than twice the median household income for New Haven ($53,716) in that year.

Half of New Haven's households spend more than 30% of their income on housing related costs.

[1] *2019-2023 ACS, US Census Bureau*



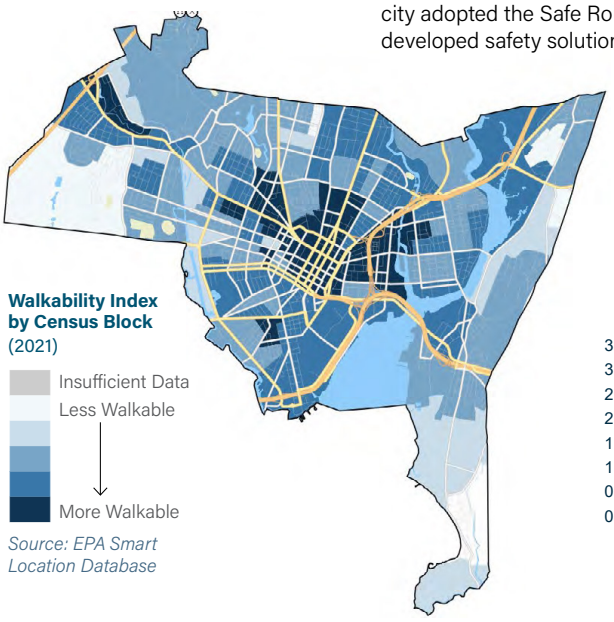
Improving pedestrian safety and the accessibility of streets and sidewalks are the most critical pedestrian needs in New Haven.

Pedestrian Mobility

New Haven has an extensive pedestrian network comprised of sidewalks on both sides of most streets and crossing facilities such as curb ramps, crosswalks, and pedestrian signals. This network varies in its age and condition from street to street and neighborhood to neighborhood. The Downtown and surrounding areas are generally more walkable due to street and sidewalk density and more roadway crossing opportunities. Sidewalk issues such as cracked or heaved sidewalks are common, even within highly walkable areas such as Downtown, and there are small and large gaps in the sidewalk network in the outer areas of the City.

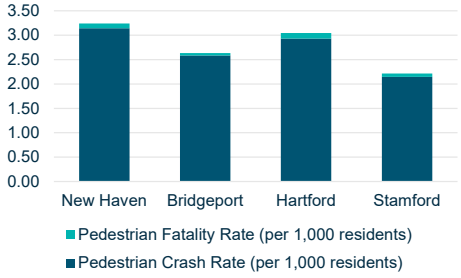
Pedestrian infrastructure improvements are needed to ensure that all residents have safe, accessible routes to work, school, polling places, and neighborhood amenities. As a critical aspect of this, the city needs to better accommodate people with physical limitations as required by the American with Disabilities Act (ADA). Many of the city's sidewalks, curb ramps, and pedestrian signals do not fully comply with ADA requirements whether due to maintenance needs or aging infrastructure that was constructed prior to new requirements taking effect. Improvements required to comply with the ADA include repairing or replacing uneven sidewalks, improving curb ramps to provide proper slopes and tactile warning strips, and upgrading pedestrian crossing signals to provide audible alerts. These improvements have been made by the City on a project by project basis, but New Haven has not completed an ADA Transition Plan, which would identify citywide needs and provide a strategic plan for upgrading the city's infrastructure, buildings, and other interfaces that the public has with the city such as communications materials and platforms.

Pedestrian safety is an important issue for the city and has been the focus of recent transportation planning and improvements. In 2022, the city adopted the Safe Routes for All active transportation plan, which developed safety solutions and prototypes for improving pedestrian safety across New Haven. While progress is being made to address this issue, New Haven has a significantly higher pedestrian crash rate and pedestrian fatality rate than any large city in Connecticut. Between 2021 and 2023 an average of 50 pedestrians a year were hit by a car in New Haven per year, with an average of six pedestrians killed per year.



Source: EPA Smart Location Database

Pedestrian Crash and Fatality Rate
(2022-2024)



Source: Connecticut Crash Data Repository

Implementing the Vision 2034 Plan

11.1

The approach to Vision 2034 implementation is designed to be strategic, flexible, coordinated, and transparent to the public. The strategies listed in Vision 2034 vary in priority level, timeframe, cost, and staff capacity needed to implement. Many different departments and agencies will take the lead on sections of the plan.

To ensure that progress is made on the items identified in this plan, a working group will be established to meet quarterly to track progress on the plan's goals. Additional working groups may be formed to provide feedback and support. The first step in implementation will be developing benchmarks and action steps for high priority strategies. The City Plan department will share plan progress through a public platform and community outreach at least annually.

About the Implementation Guide

The Implementation Guide included in the plan organizes the goals and strategies presented in the previous chapters of this Plan into a series of tables that may be used as a stand-alone reference. Strategies are classified as high, medium, or low priority. This provides guidance for the prioritization of goals based on the results of the Community Survey and input from City leadership. This Guide is non-binding and should be considered a working document as priority levels will shift based on the evolving needs of residents, specific neighborhoods, available funding, and other factors.

The Implementation Guide identifies the proposed City department, division, board, or commission responsible for leading implementation of the strategy. Achieving success in these goals will require additional strategies and actions to be implemented that are not yet developed. As such, this implementation summary is intended to shape and guide progress towards this Plan's goals, but the measures necessary to achieve those goals are not limited to the recommendations provided. The Implementation Guide will be further developed, including identifying partners for each strategy and timeframes (short, mid, long).

Understanding the Implementation Tables

Goal specific to the topic area. There is one overriding goal for each topic area of the plan.

The lead is best positioned to initiate action and manage progress towards the action.

Goal 1: Increase the number of deeply affordable housing units.				
Strategies		Priority Level	Lead	In Progress
1.1	Build upon launch of the New Haven Land Bank by exploring the creation of resources such as a Community Land Trust or supporting external partners to do so.	Medium	AHC	
1.2	Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.	High	ECC/HAD	✓
1.3	Expand funding streams available to the City and partners for affordable housing including the Affordable Housing Fund.	High	EDA/HAD	✓

Priority level is identified as low, medium, or high

A checkmark indicates that the strategy is currently being implemented

Demographic Profile 2.1

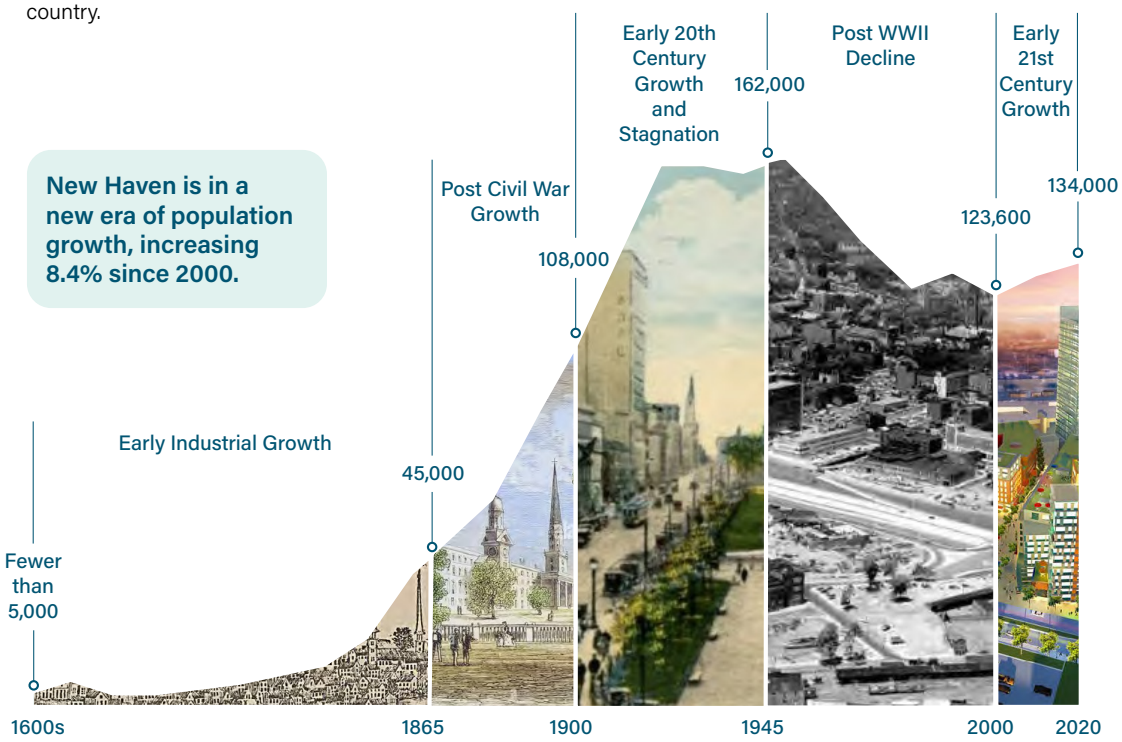
New Haven's Population 1600s-2020

New Haven was built on the ancestral lands of the Quinnipiac People. For thousands of years, these Algonquian-speaking people stewarded the beautiful land with its red rock formations to the east and west and three rivers flowing into Long Island Sound. Their territory encompassed 300 square miles of the region. The Quinnipiac were skilled farmers and artisans who deeply valued the natural beauty of their land. European settler-colonists arrived in the area in the 1630s and killed up to 90% of the Indigenous population with violence and disease. With the settlement of New Haven in 1638, Puritans forced the Quinnipiac people onto the first Native American reservation in America located on what is now the East Shore neighborhood and East Haven area. They were continuously displaced in the decades to follow. The Quinnipiac Tribe is not currently a recognized tribe in Connecticut, but numerous descendants of the Quinnipiac still live in the state and across the country.

New Haven's population remained small and relatively stable from settlement in 1638 until the turn of the 19th Century. Always benefiting from and economically tied to the waterfront, with the advent of the Industrial Revolution, New Haven also emerged as an attractive destination for larger-scale manufacturing. The expansion of manufacturing, improved transportation (including its coastal location and later railroad connections), and increased immigration fueled significant population growth during the 19th century. This era saw the City transform into an urban center with expanding infrastructure and industry.

This growth was fueled in part by the Great Migration of African Americans moving north, resulting from the end of the Civil War and Reconstruction. By the early 1900s, New Haven had become a thriving industrial and educational hub. Its population continued to increase, reaching a peak in 1950, including waves of

New Haven is in a new era of population growth, increasing 8.4% since 2000.



Puerto Ricans moving to New Haven. The City's economy, bolstered by manufacturing and the presence of Yale, supported a diverse and robust community.

Following World War II, New Haven, like many industrial cities in the northeast, began to experience economic shifts. Deindustrialization, suburbanization, and urban flight led to a gradual population decline. Urban renewal and highway construction policies destroyed neighborhoods and reduced available housing stock. The loss of manufacturing jobs and changing economic conditions contributed to population loss.

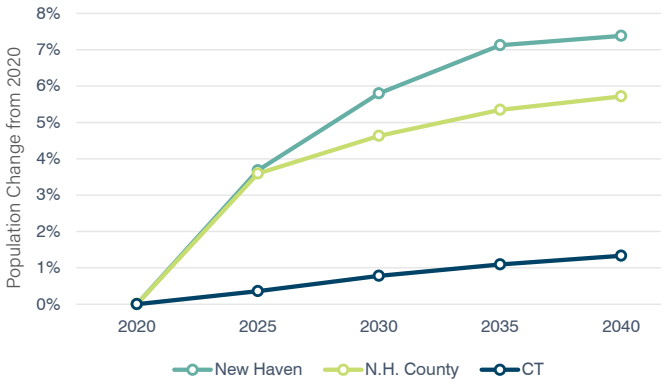
Since 2000, New Haven has experienced steady population growth. Reinvestment in urban centers, investments in education and healthcare, and a growing cultural scene have helped attract new residents. Having largely been home to Irish, Italians, Puerto Ricans and African Americans from the American South, New Haven is becoming more culturally diverse, with the Latinx, Middle Eastern and Asian populations growing and as a hub in the region for refugee resettlement. Spanish, Pashto, and Arabic are the most commonly spoken languages in the public school system after English. While the population today is lower than its mid-20th century peak, statewide and regional population trends as well as State population projections suggest that New Haven will continue to gain population over the next decade.

This City's population is relatively young and is projected to continue to grow through 2040.

Population Growth and Age

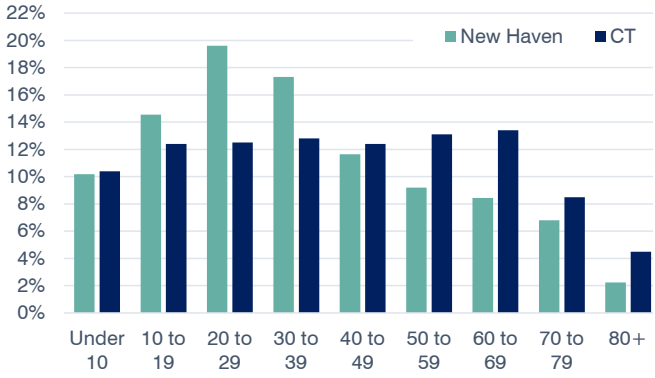
New Haven's population is growing faster than the county and the state. It also has a greater share of young people than the state, with a median age of 30.7 years, which is about 10 years younger than the state median. By 2040, the City's population is expected to reach approximately 144,000 persons, with growth to a population of 150,000 or more possible with a continued focus on housing and economic development. This would be the largest population in New Haven since 1960.

Projected Population Change
(2020-2040)



Source: State of Connecticut Office of Policy and Management

Age Distribution
(2023)



Source: 2019-2023 ACS, US Census Bureau

Perspectives and Knowledge



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Perspectives and Knowledge

IMEG's perspective on national and state level planning concepts, issues and solutions.

Communities across the country are navigating a period of significant change shaped by evolving demographic trends, climate risks, infrastructure constraints, and shifting housing markets. National planning practice increasingly emphasizes integrated, context-sensitive solutions that align land use, transportation, economic development, and environmental stewardship. There is a growing recognition that housing supply and affordability challenges are closely tied to local policies and regulations such as zoning. States, such as Connecticut are responding with policies that encourage compact, walkable development patterns, expanded housing choice, transit-oriented growth, and streamlined permitting processes. At the same time, there is heightened attention to equity, ensuring that investments address long-standing disparities and expand access to opportunity.

Resiliency has emerged as a defining planning priority, particularly in coastal and riverfront communities facing more frequent and severe flooding events. Federal and state guidance increasingly promotes risk-informed land use decisions, nature-based solutions, infrastructure hardening, and strategic retreat in the most vulnerable areas. Coastal flooding, sea level rise, and storm surge are no longer future concerns but present-day realities that require proactive adaptation strategies. Forward-looking communities are integrating hazard mitigation, climate adaptation, and capital planning into comprehensive plans to protect housing stock, safeguard critical infrastructure, and maintain economic vitality. At the same time, addressing housing needs remains central to long-term resilience: diversifying housing types, supporting infill and redevelopment in safer areas, and ensuring that new growth occurs in locations served by infrastructure and away from high-risk flood zones are key components of a coordinated, sustainable approach.

IMEG's knowledge of local planning history and challenges.

Westport's planning history reflects its transformation from a rural and maritime community into the suburban town it is today, shaped by mid twentieth century transportation improvements including the Metro North commuter railroad, Route 1, the Merritt Parkway, and I-95. These corridors facilitated residential growth and the subdivision of former farmland, establishing Westport as a desirable commuter and coastal community. At the same time, the Town has long prioritized preservation of its historic and architectural assets. Historic preservation zoning, multiple local historic districts, and demolition delay ordinances were adopted to protect colonial homesteads, seaside cottages, and traditional neighborhood patterns from unchecked redevelopment, responding to community concerns that teardowns and larger new homes could erode the town's distinctive character.

In recent decades, local planning efforts have centered on balancing growth with infrastructure capacity, environmental stewardship, and economic vitality. Longstanding downtown parking and traffic issues remain a multi-generational challenge, raising broader questions about the impact of future development on roadway capacity, utilities, schools, and public services. At the same time, Westport faces increasing pressure to address the need for affordable, workforce, and senior housing in a community where housing costs are among the

highest in the region. The Town has adopted inclusionary zoning requirements and advanced affordable housing planning in response to both local needs and applicable state requirements. Ongoing discussions also focus on the appropriate design of infill housing, ensuring that new development contributes positively to neighborhood scale and streetscape character while expanding housing choice.

Environmental resilience has become an equally central theme in Westport's planning framework. With a history of coastal and riverine flooding dating back to major midcentury storms, the Town continues to grapple with floodplain management, sea level rise, and storm surge risks. Protecting the natural environment, including wetlands, waterways, and open space, remains a core priority, alongside efforts to strengthen flood resilience through improved land use controls, infrastructure upgrades, and nature-based solutions. These strategies are increasingly aligned with the Representative Town Meeting's goal of achieving Net Zero emissions by 2050, integrating climate mitigation with adaptation. Concurrently, maintaining the vitality of the commercial district, particularly downtown and along key corridors, requires careful coordination of land use, mobility, housing, and sustainability objectives to ensure that Westport remains economically vibrant, environmentally responsible, and responsive to community needs.

Together, these historic and contemporary planning dynamics underscore Westport's ongoing effort to manage change thoughtfully, expanding housing opportunity, safeguarding infrastructure capacity, supporting commercial vitality, protecting natural resources, and advancing both flood resilience and long-term climate goals.



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Required Forms



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PROPOSAL FORM

The undersigned declares that she/he has carefully examined the RFP and proposes to perform the services as follows.

Personnel:

Name / Title	Description of Role	Hourly Rate	Estimated Hours Per Task
Francisco Gomes, AICP, ASLA / Senior Urban Planner III IMEG	Senior Advisor, Zoning and Land Use	$240	66
Rory Jacobson, AICP / Senior Urban Planner II - IMEG	Project Manager	$175	282
Stephanie Dyer-Carroll, AICP / Senior Urban Planner III - IMEG	Cultural & Historic Resources	$265	32
Toni Marie Pignatelli, AICP / Senior Planner III -IMEG	Community Engagement	$240	48
Christian Mazur, EIT / Transportation Engineering Graduate- Designer II - IMEG	Mobility	$150	44
Cassandra Valcourt/ Community Engagement Planner I - IMEG	Community Engagement	$125	56
Sara Grossman / Project Planner I - IMEG	Graphic Design	$125	108
David Murphy, PE, CFM / Principal - Resilient Land & Water	Resiliency Planning and Natural Resources	$240	62
Erik Woyciesjes / Associate Principal - RKG	Economic Development and Housing	$230	86

Fee:

Fee for preparation of the Town's 2027 Plan of Conservation and Development (in words) One Hundred Forty Nine Thousand Nine Hundred Fifty Dollars ($ 149,950 .00).

Acknowledgement of Addenda

Respondent hereby acknowledges receipt of all Addenda through and including:

Addendum No. _____, dated _____
Addendum No. _____, dated _____
Addendum No. _____, dated _____

No Addendums Issued

Description of Supplementary Materials

The following narrative descriptions, examples, resumes and other additional materials are attached to this Proposal in compliance with the Minimum Requirements.

Cover letter, Firm Background & Expertise, Organizational Chart & Resumes, Plan of Services, Proposed Schedule, Relevant Experience & References, Proposed Budget, Services Expected of the Town, Westport Plan Sample Outline, Work Samples, Perspectives and Knowledge, Required Forms.

CERTIFICATION

The undersigned attests that this Proposal complies with the RFP's requirements except as noted below and on separate pages (if necessary) included with and made a part of this Proposal. The undersigned it accepts the Project Timeline and Scope of Services indicated in the RFP of and has sufficient staff and resources to meet that Project Timeline.

EXCEPTIONS (if any):

COMPANY NAME: IMEG Consultants Corp.

STREET ADDRESS: 416 Asylum Street

CITY & STATE: Hartford, CT ZIP CODE: 06103

AUTHORIZED SIGNATURE: DATE: 3/12/2026

NAME OF PERSON SIGNING: Kenneth Livingston TITLE: Client Executive

TELEPHONE: 860-256-4907 EMAIL: ken.m.livingston@imegcorp.com

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CERTIFICATE OF LIABILITY INSURANCE

2/1/2027

DATE (MM/DD/YYYY) 1/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1458734 IMEG CONSULTANTS CORP. 623 26TH AVENUE ROCK ISLAND IL 61201	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Liberty Insurance Corporation — 42404 **INSURER B :** Liberty Mutual Fire Insurance Company — 23035 **INSURER C :** Continental Casualty Company — 20443 **INSURER D :** The First Liberty Insurance Corporation — 33588 **INSURER E :** Travelers Property Casualty Company of America — 25674 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 17489259 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	N	N	TB7-Z91-469988	2/1/2026	2/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	N	N	AS2-Z91-469988	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
A E	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	N	N	TH7-Z91-469988 EX-C3838046	2/1/2026 2/1/2026	2/1/2027 2/1/2027	EACH OCCURRENCE AGGREGATE 	$ 15,000,000 $ 15,000,000 $ XXXXXXX
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	WC6-Z91-469988	2/1/2026	2/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C C	PROFESSIONAL LIABILITY VALUABLE PAPERS	N	N	AEH591925822 7095243225	2/1/2026 2/1/2026	2/1/2027 2/1/2027	$10,000,000 PER CLAIM / AGG $250,000 LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
FOR INFORMATIONAL PURPOSES ONLY

CERTIFICATE HOLDER

17489259
EVIDENCE OF COVERAGE
W/ VALUABLE PAPERS

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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CERTIFICATE OF LIABILITY INSURANCE

2/1/2027

DATE (MM/DD/YYYY) 1/29/2026

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PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1466852 IMEG CONSULTANTS CORP. 623 26TH AVENUE ROCK ISLAND IL 61201	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Steadfast Insurance Company — 26387 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 17919323 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			NOT APPLICABLE			EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
	UMBRELLA LIAB ☐ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE 	$ XXXXXXX $ XXXXXXX $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ XXXXXXX $ XXXXXXX $ XXXXXXX
A	CYBER LIABILITY	N	N	EOC 0850393	2/1/2026	2/1/2027	$5,000,000 EACH CLAIM/ AGGREGATE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FOR INFORMATIONAL PURPOSES ONLY

CERTIFICATE HOLDER

17919323
EVIDENCE OF COVERAGE
CYBER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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Building Design: Engineering & Planning

Civil Engineering
Structural Engineering
MEP / FP Engineering
Technology Design
Security Design & Engineering
Acoustics & Noise Control
Architectural Lighting
Medical Equipment Planning
Parking Planning & Design

Sustainability & Energy Solutions

Daylighting
Decarbonization Planning
CFD
Energy Modeling
Embodied Carbon Services
LEED, WELL, PHIUS Certification Services
Net Zero Consulting
Rapid Performance Modeling
Renewable Energy Assessments
Total Carbon Analysis

Building Performance

Commissioning
Retro-Commissioning
Monitoring-Based Commissioning
Building Performance Optimization & Operations

Infrastructure: Design & Planning

Civil Engineering
Land Surveying
Planning & Landscape Architecture
Environmental & Arborist
Materials Testing
Transportation (Roads, Highways, Bridges)
Parking Planning & Design
Subsurface Utility Engineering
Construction Observation

Consulting & Advisory Services

Building Intelligence & Integration
Technology Advisory Services
Healthcare Information Technology
Security Design Consulting
Visioning & Planning

Process Engineering

Automation & Controls
Chemical Process

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Item #10

Memorandum

To: Honorable Kevin Christie, First Selectman

CC: Gary Conrad, Finance Director; David Farrell, Chief of Police

From: Deputy Chief Ryan Paulsson

Date: May 1st, 2026

Re: Request for Appropriation: Railroad Operations – Snow Removal Overages and Emergency Water Line Repair

---

I am writing in my capacity as Deputy Chief of Police, with oversight responsibility for the Town's two railroad stations, to respectfully request an appropriation of additional funds from the railroad reserve account to address unforeseen expenditures incurred during this past winter season, as well as an emergency infrastructure repair at one of our station facilities.

Snow Removal Overages

As you are aware, this winter brought a significantly higher number of snow and ice events than anticipated during the budget planning process. As a result, snow removal operations at both railroad stations substantially exceeded the allocated budget. These stations require consistent and thorough clearing to ensure commuter safety, maintain ADA accessibility, and support uninterrupted access to rail service.

Despite our efforts to manage costs where possible, the frequency and severity of storms necessitated repeated deployments of personnel and contracted services. We are requesting an appropriation to cover the resulting budget deficit associated with these essential snow removal operations.

Amount Requested for Snow Related Overages: $80,890.00

Emergency Water Line Repair

In addition, we recently experienced a failure of a water line at the Greens Farms Railroad Station house. This issue required immediate attention to prevent further property damage, maintain sanitary conditions, and ensure continued public use of the facility. Emergency repairs were undertaken without delay due to the nature of the failure.

May 1, 2026

We are therefore requesting funding to cover the unbudgeted costs associated with this emergency repair.

Amount Requested for Repair: $20,829.51

Both of these expenses were necessary to maintain safe, functional, and accessible public transportation facilities. I respectfully request consideration in approving an appropriation to address these unanticipated but critical expenditures.

Total Amount Requested: $101,719.51

ok to go to Kevin and Bd. of Finance
Gary Hamm
5/1/2026

5/1/26

2

Raiload Parking Budget - 219

FY 25-26 Snow Removal Expenses

Invoice Date	Amount Expended	Amount Budgeted	Difference
12/12/2025	$2,830.00		
1/8/2026	$21,890.00		
1/15/2026	$16,745.00		
1/15/2026	$26,407.50		
2/6/2026	$18,440.00		
2/6/2026	$11,080.00		
2/20/2026	$62,620.00		
2/20/2026	$25,357.50		
3/19/2026	$2,872.50		
3/19/2026	$41,870.00		
3/19/2026	$11,337.50		
3/19/2026	$14,440.00		
Total Expenses FY26	$255,890.00	$175,000	($80,890.00)

Historical Snow Removal Expenses

Fiscal Year	Amount Expended	Amount Budgeted	Difference
FY 2026	$255,890.00	$175,000.00	($80,890.00)
FY 2025	$107,800.00	175,000.00	$67,200.00
FY 2024	$73,047.50	175,000.00	$101,952.50
FY 2023	$31,036.00	175,000.00	$143,964.00
FY 2022	$86,460.00	175,000.00	$88,540.00
FY 2021	$137,075.00	150,000.00	$12,925.00
Average	**$115,218.08**	**$170,833.33**	**$55,615.25**

Item #12

WESTPORT CONNECTICUT
PARKS AND RECREATION DEPARTMENT
LONGSHORE CLUB PARK
260 SOUTH COMPO ROAD, WESTPORT, CT 06880

April 29, 2025

The Honorable Kevin Christie,
First Selectman
Town Hall
110 Myrtle Avenue
Westport CT, 06880

Dear Mr. Christie:

The Parks and Recreation Department respectfully requests to be placed on the Board of Finance Agenda for consideration of an appropriation of $200,000 in support of the Wakeman Town Farm barn project.

The Wakeman Town Farm Committee has raised $400,000 from the Westport community over the past five years to support the interior buildout of a new barn, replacing the existing structure, which has fallen into disrepair after decades of deferred maintenance. This community-driven effort reflects strong local investment in the preservation and future of Wakeman Town Farm.

At this time, the Committee is seeking Town support to complete the next phase of the project, specifically the construction of the barn's outer shell and full insulation of the building. The request proposes a $100,000 loan from the Town, to be repaid by Wakeman Town Farm, along with a $100,000 grant from the Town. The combined request would be to approve an appropriation in the amount of $200,000 along with bond and note authorization to the Municipal Improvement Fund account 30508810-500155-10141.

This project represents a strong example of a successful public-private partnership and will ensure the long-term sustainability and usability of this valued community asset.

Respectfully,

Erik Barbieri

Director of Parks and Recreation

Cc: Gary Conrad

WESTPORT CONNECTICUT
PARKS AND RECREATION DEPARTMENT
LONGSHORE CLUB PARK
260 COMPO ROAD SOUTH, WESTPORT, CT 06880

MEMO TO: Board of Finance

MEMO FROM: Erik Barbieri, Director of Parks and Recreation

DATE: April 30, 2026

RE: **Appropriation Request for Wakeman Town Farm Barn Project**

The Parks and Recreation Department requested the attached proposal for the Wakeman Town Farm Barn Project.

The Wakeman Town Farm Committee is seeking Town support to complete the next phase of the project, specifically the construction of the barn's outer shell and full insulation of the building.

This budget request breaks down as follows:

Town of Westport Loan to Wakeman Town Farm:	$100,000.00
Grant from the Town of Westport:	$100,000.00
Total Request:	**$200,000.00**

The Wakeman Town Farm Committee has raised $400,000 from the Westport community over the past five years to support the interior buildout of a new barn, replacing the existing structure, which has fallen into disrepair after decades of deferred maintenance. This project represents a strong example of a successful public-private partnership and will ensure the long-term sustainability and usability of this valued community asset.

Therefore, we request an appropriation of $200,000.00 along with a bond and note authorization to the Municipal Improvement Fund Account 30508810-500155-10141.

See attachments

FISCAL YEAR ___2025-26_____

TOWN OF WESTPORT, CT

JUSTIFICATION FOR A CAPITAL PROJECT

DEPT NAME: Parks and Recreation Date: 4-29-2026

PROJECT NAME AND DESCRIPTION

Wakeman Town Farm Barn Replacement

IS IT LISTED IN THE 5-YR CAPITAL FORECAST?	YES	NO
	☒	☐

If no, why not?
If yes, answer the following two questions:
Which FY was the project first proposed?
Which FY was the project first planned?

APPROXIMATE COST: COST IN CAPITAL FORECAST: $50,000 ARPA Funds Roof Only.

CONTINGENCY (15%):

←TOTAL REQUEST→ $200,000

SOURCE OF FUNDS:

CAPITAL BOND ☐	GEN'L FUND ☐
CNR ☐	GRANT ☐
STATE ☐	OTHER ☐

OTHER, DESCRIBE: Bond and Note

PAYBACK PERIOD: N/A

PROJECTED START DATE: _____ EST. COMPLETION DATE: Summer 2026

ESTIMATED USEFUL LIFE: 30 years?

Is this project part of a larger capital project? Yes.

	YES	NO	
Has an RFP been issued?	☒	☐	
Have bids been received?	☒	☐	Number of bids received: _____
Was the lowest bid the winner?	☐	☐	If not, why? _____

Who will benefit from the project?

\\tow-data01\groups\PR_off\Jamie Boone\BOF\WTF Barn\WTF BARN_CAPITAL PROJECT REQUEST FORM 12.15.2023 1.docx

	YES	NO
Is it a replacement?	☒	☐

If yes, describe condition of what is to be replaced: _____

	YES	NO
Pictures attached?	☒	☐

What other approvals/reviews are necessary to begin this project?
RTM and Board of Selectman

FINANCE

This section to be completed by the Finance Director.

EFFECT ON TOWN FINANCES, INCLUDING DEBT SERVICE:

IF APPROVED:

IF NOT APPROVED:

REVIEW/SIGN-OFF

DEPARTMENT HEAD	Gil S Bar...	DATE: 4/30/2026
FINANCE DIRECTOR	Gary Mond	DATE: 4/30/2026
FIRST SELECTMAN	Lisa Cl...	DATE: 5/1/26

\\tow-data01\groups\PR_off\Jamie Boone\BOF\WTF Barn\WTF BARN_CAPITAL PROJECT REQUEST FORM 12.15.2023 1.docx

Wakeman Town Farm Barn

Current Conditions

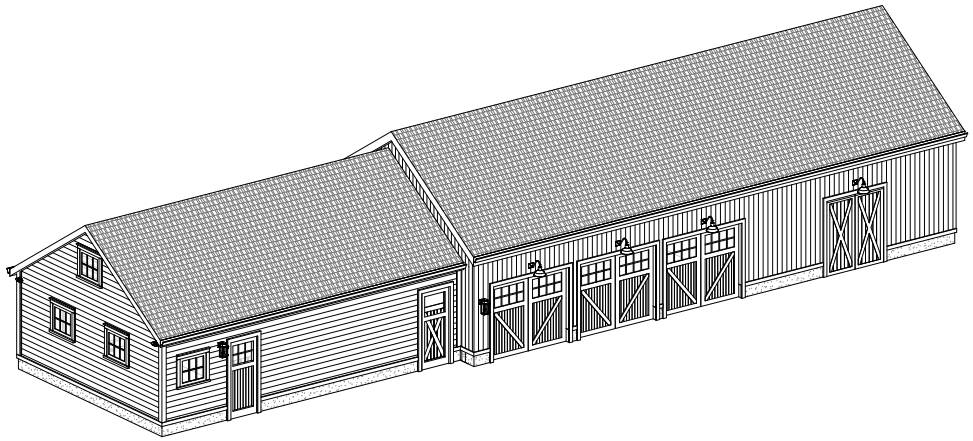
January 23, 2026


WAKEMAN TOWN FARM CHRONOLOGY
CSA
PICKUP
AREA




CUSTOMER PICK UP
Donate to Restore the Barn Today!





DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A-0.0	COVERSHEET
A-1.0	DEMO PLAN
A-1.1	FLOOR & ROOF PLANS
A-2.0	FRONT & REAR ELEVATIONS
A-2.1	EXTERIOR & INTERIOR ELEVATIONS
A-3.0	LIFE SAFETY PLAN
A-4.0	TYPICAL DETAILS

WAKEMAN TOWN FARMS

134 CROSS HWY
WESTPORT, CT 06880

ABBREVIATIONS

ABV	ABOVE	CFL	COUNTER FLASHING	HD	HAND	OPP	OPPOSITE	SS, ST STL	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	CTSK	COUNTERSINK	HC	HANDICAP(ED)	OD	OUTSIDE DIAMETER	STD	STANDARD
ACT	ACOUSTICAL CEILING TILE	CRS, C	COURSE	HDW	HARDWARE	OA	OVERALL	STL	STEEL
ADJ	ADJACENT	CF	CURTAIN FABRIC	HWD	HARDWOOD	OH	OVERHEAD	SD	STORM DRAIN
ADMIN	ADMINISTRATION			HDRM	HEADROOM			STRUCT	STRUCTURAL
AHU	AIR HANDLING UNIT	DP	DAMPPROOFING	HTG	HEATING	PT	PAINT	SUSP	SUSPENDED
ALT	ALTERNATE	DTL	DETAIL	HVAC	HEATING/VENTILATION/AIR	PTD	PAINTED	SYM	SYMETRICAL
ALUM	ALUMINUM	DIAG	DIAGONAL	HGT	HEIGHT	PNL	PANEL	SYS	SYSTEM
AB	ANCHOR BOLT	DIA	DIAMETER	H	HIGH	PF	PANEL FABRIC		
L	ANGLE	DIFF	DIFFUSER	HM	HOLLOW METAL	PTN	PARTITION	TB	TACKBOARD
APPROX	APPROXIMATE	DIM, DIMS	DIMENSION(S)	HOR	HORIZONTAL	PVMT	PAVEMENT	TEL	TELEPHONE
ARCH	ARCHITECT(URAL)	DO	DITTO			PVR	PAVER	TEMP	TEMPERATURE
@	AT	DR	DOOR	IN	INCH	PERF	PERFORATE	TZ	TERRAZZO
		DBL	DOUBLE	ID	INSIDE DIAMETER	PLAS	PLASTER	TZB	TERRAZZO BASE
BSMT	BASEMENT	DN	DOWN	INSUL	INSULATION	PLAM, PL	PLASTIC LAMINATE	TZT	TERRAZZO TILE
BM	BEAM	DRN	DRAIN	INT	INTERIOR	PL	PLATE	T	TREAD
BIT	BITUMINOUS	DWG	DRAWING	INTERM	INTERMEDIATE	PWD	PLYWOOD	THK	THICK
BLK	BLOCK			INV	INVERT	PNT	POINT	THRES	THRESHOLD
BLKG	BLOCKING	EA	EACH			POL	POLISHED	T&G	TONGUE & GROOVE
BD	BOARD	E	EAST	JC	JANITOR CLOSET	POS	POSITIVE	T&B	TOP AND BOTTOM
BF	BOTH FACES	ELEC	ELECTRICAL/ELECTRIC	JNT/JT	JOINT	LB	POUND	T/BLK	TOP OF BLOCK
BS	BOTH SIDES	ELEV, EL	ELEVATION			PSF	POUNDS PER SQ FT	T/CONC	TOP OF CONCRETE
BOT	BOTTOM	EMERG	EMERGENCY	KD	KNOCK DOWN	PSI	POUNDS PER SQ INCH	T/CURB	TOP OF CURB
BRK	BRICK	EQ, =	EQUAL	KO	KNOCK OUT	PC	PRECAST	T/DECK, TOD	TOP OF DECK
BLDG	BUILDING	EQUIP	EQUIPMENT	KS	KNEE SPACE	PROJ	PROJECTION	T/FTG	TOP OF FOOTING
BUR	BUILT-UP ROOFING	EST	ESTIMATE(D)			PL	PROPERTY LINE	T/SLAB	TOP OF SLAB
		EWC	ELECTRIC WATER COOLER	LBL	LABEL			T/STL	TOP OF STEEL
CAB	CABINET	EXH	EXHAUST	LAM	LAMINATE	QT	QUARRY TILE	T/WALL	TOP OF WALL
CUH	CABINET UNIT HEATER	EF	EXHAUST FAN	LAV	LAVATORY	QTB	QUARRY TILE BASE	TR	TREAD
CPT	CARPET	EXTG	EXISTING	LH	LEFT HAND			TD	TRENCH DRAIN
CI	CAST IRON	EXP	EXPANSION	L	LENGTH	RADN	RADIATOR, RADIATION	TYP	TYPICAL
CB	CATCH BASIN	EC	EXPOSED CONSTRUCTION	LTG	LIGHTING	RAD, R	RADIUS	TBD	TO BE DETERMINED
CLK	CAULK	EXT	EXTERIOR	LTG.STND	LIGHTING STAND	REQD	REQUIRED		
CLG	CEILING	EW	EXTERIOR WALL	LW	LIGHT WEIGHT	REV	REVERSE	U/OD	UNDERSIDE OF DECK
CEM	CEMENT			LMS	LIMESTONE	RH	RIGHT HAND	UL	UNDERWRITERS LABORATORIES
CTR	CENTER	FBRK	FACE BRICK	LIN	LINEAR	ROW	RIGHT OF WAY	UNFIN	UNFINISHED
C-C	CENTER TO CENTER	FIN	FINISH			R	RISER	U.N.O.	UNLESS NOTED OTHERWISE
CL	CENTERLINE	FF	FINISH FLOOR	MH	MANHOLE	RS	ROLLER SHADE		
CFT	CERAMIC FLOOR TILE	FIN GRD	FINISH GRADE	MFG	MANUFACTURER	RD	ROOF DRAIN	VB	VAPOR BARRIER
CT	CERAMIC TILE	FE	FIRE EXTINGUISHER	MBL	MARBLE	RFG	ROOFING	VNR	VENEER
CTB	CERAMIC TILE BASE	FE CAB	FIRE EXTINGUISHER CABINET	MAS	MASONRY	RM	ROOM	VTR	VENT THROUGH ROOF
CWT	CERAMIC WALL TILE	FPL	FIREPLACE	MO	MASONRY OPENING	RO	ROUGH OPENING	VERT	VERTICAL
C, [	CHANNEL	FP	FIREPROOF	MATL	MATERIAL	RB	RUBBER BASE	VCT	VINYL COMPOSITE TILE
CLRM	CLASSROOM	FIXT	FIXTURE	MAX	MAXIMUM	RF	RUBBER FLOORING	VET	VINYL ENHANCED TILE
CP	CLAY PIPE	FLG	FLASHING	MECH	MECHANICAL	RWB	RESILIENT WALL BASE	VWC	VINYL WALLCOVERING
CLR	CLEAR	FLR	FLOOR	M	METER				
CLOS	CLOSET	FD	FLOOR DRAIN	MTL	METAL	SCHED	SCHEDULE	W/SCT	WAINSCOT
COL	COLUMN	FL	FLUSH	MWK	MILLWORK	SCB	SEALED CONCRETE SURFA	WPE	WALL FABRIC
COMB	COMBINATION	FT	FOOT (FEET)	MIN	MINIMUM	SEC	SECTION	WTR	WATER
CONC	CONCRETE	FTG	FOOTING	MISC	MISCELLANEOUS	SERV	SERVICE	WP	WATERPROOFING
CMU	CONCRETE MASONRY UNIT	FNDN	FOUNDATION	MTD	MOUNTED	SHTHG	SHEATHING	WT, WGT	WEIGHT
CONST	CONSTRUCTION	FUT	FUTURE			SIM	SIMILAR	W/WF	WELDED WIRE FABRIC
CJT	CONSTRUCTION JOINT			NEG	NEGATIVE	SLDG	SLIDING	W	WEST
CONT	CONTINUOUS	GALV	GALVANIZED	NOM	NOMINAL	SC	SOLID CORE	WI	WIDTH
CLL	CONTRACT LIMIT LINE	GA	GAUGE	N	NORTH			WIN	WINDOW
CNJT	CONTROL JOINT	GL	GLASS, GLAZING	NIC	NOT IN CONTRACT	SSM	SOLID SURFACE MATERIAL	W/	WITH
CO	CONVENIENCE OUTLET	GRD	GRADE	NTS	NOT TO SCALE	S	SOUTH	W/O	WITHOUT
CPG	COPING	GFB	GROUND FACE BLOCK	NO, #	NUMBER	SPEC	SPECIFICATION	WD	WOOD
CORR	CORRIDOR	GWB, GYP	GYPSUM DRY WALL			SPL	SPRINKLER	WB	WOOD BASE
				OC, O/C	ON CENTER	SQ	SQUARE		
				OPG	OPENING	SF	SQUARE FOOT		

GRAPHIC LEGEND

- ROOM NUMBER
- DOOR NUMBER
- INTERIOR ELEVATION
- DETAIL
- NEW WALL
- EXISTING WALL
- WALL TO BE REMOVED
- REVISION
- ELEVATION POINT
- COLUMN GRID LINES
- SECTION
- WALL TYPE
- CONSERVATION EASEMENT

GENERAL REQUIREMENTS

1. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR, SUBCONTRACTOR OR SUPPLIER SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE SITE. DISCREPANCIES BETWEEN DIMENSIONS SHOWN ON THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHOULD BE PRESENTED TO THE ARCHITECT, BEFORE ANY WORK IS STARTED, FOR FINAL DIRECTION.
2. ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACT OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
3. AS A MATTER OF RECORD, ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD PAINT, PCB'S, MOULD OR OTHER TOXIC SUBSTANCES.
4. EACH CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE/SHE SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO (1) ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY, (2) ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, AND (3) OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES, INCLUDING BUT NOT LIMITED TO 2021 INTERNATIONAL BUILDING CODE, CT SUPPLEMENTS, ALL LOCAL BUILDING REQUIREMENTS & ORDINANCES AND THE 2022 CT BUILDING & FIRE CODES.
6. CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND THE SITE AND NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES.
7. CONTRACTOR SHALL PERFORM ALL WORK, NOT NECESSARILY INDICATED IN THE CONTRACT DOCUMENTS, BUT REQUIRED TO CONSTRUCT THE PROPOSED PROJECT.
8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES, AND SCHEDULING.
9. DIMENSIONS OF WORK SHALL NOT BE DETERMINED BY SCALE OR RULE; FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES.
10. THE GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION, A DOCUMENT A201, LATEST EDITION, ARTICLES 1 TO 14 INCLUSIVE, ARE PART OF THE ACCOMPANYING SPECIFICATIONS AND ALL DIRECTIONS THEREOF.
11. THE CONTRACTOR MUST OBTAIN AND PAY FOR ALL PERMITS. ALL INDIVIDUAL TRADES, I.E. HVAC, ELECTRICAL, PLUMBING, MUST OBTAIN THEIR OWN RESPECTIVE PERMITS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE AREA OF CONSTRUCTION, INCLUDING WASHING OF ALL NEW WINDOWS, AND LEAVING IT BROOM-CLEAN. EACH SUBCONTRACTOR AT THE COMPLETION OF HIS WORK SHALL REMOVE FROM THE PREMISES ALL SURPLUS MATERIAL, DEBRIS, ETC. CAUSED BY HIS WORK AS REQUIRED AND SPECIFIED HEREIN.
13. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF THE CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR MUST CONTACT ALL LOCAL UTILITY COMPANIES AND "CALL BEFORE YOU DIG" PRIOR TO COMMENCING WORK ON THIS PROJECT.
15. THE GENERAL CONTRACTOR SHALL NAME THE ARCHITECT AND THE OWNER AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY POLICIES AND BUILDERS' RISK POLICIES.
16. ALL CONTRACTORS MUST SUBMIT EVIDENCE OF LIABILITY INSURANCE, WORKER'S COMPENSATION INSURANCE, AND BUILDER'S RISK INSURANCE. ALL WORKERS ON THE JOBSITE MUST BE COVERED BY WORKERS COMPENSATION INSURANCE.
17. CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. AND NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES DIRECTLY RELATING TO THE NEW WORK.
18. ALL CONSTRUCTION DEBRIS SHALL BE STORED IN TRASH CONTAINERS AND REMOVED FROM THE SITE WHEN FILLED.
19. ALL SPECIFIED ITEMS SHALL BE INSTALLED IN CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
20. NO SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY THE ARCHITECT IN ADVANCE. THE ARCHITECT SHALL NOT HAVE ANY RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

NOT FOR CONSTRUCTION - TOWN OF WESTPORT RFP #26-144T

© Wakeman Farms/Rev05/Wakeman Farms Barn Permission Construction Set_Alternate.rvt

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ISSUE	DESCRIPTION	DATE

ISSUE: As Installed
DATE: 06/24/2025
DRAWN BY: LW

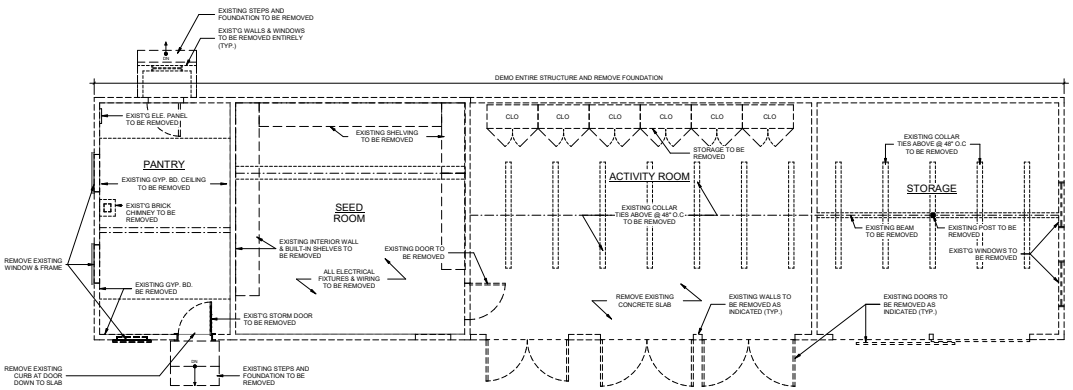
PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
121 Main St. Suite
Fairfield, Connecticut 06824
203.331.2066

WAKEMAN TOWN FARMS
134 CROSS HWY
WESTPORT, CT 06880

SHEET: COVERSHEET

2023-45

DRAWING No.: A-0.0



1 GROUND FLOOR DEMO PLAN
1/4" = 1'-0"

PARTITION LEGEND

- EXISTING PARTITION
- TO BE DEMOLISHED
- PROPOSED PARTITION

DEMOLITION NOTES

1. REMOVE ALL OTHER ITEMS, NOT SPECIFICALLY MENTIONED HEREIN BUT REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT, AS INDICATED ON THE DRAWINGS AND IN THE PROJECT MANUAL.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO DEMOLISH, REMOVE FROM SITE AND PROPERLY DISPOSE OF ITEMS INDICATED TO BE REMOVED.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE STATE OF CONNECTICUT AND THE LOCAL AUTHORITIES.
4. OPERATIONS DURING DEMOLITION PROCEDURES SHALL NOT INTERFERE WITH NORMAL TRAFFIC ON ADJACENT ROADS AND WALKS OR THE REMAINING AREAS OF THE BUILDING, AND IN ALL CASES THE DEMOLITION CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF THE PUBLIC AND BUILDING OCCUPANTS. BUILDING IS TO REMAIN FULLY OCCUPIED AND FUNCTIONAL.
5. PROTECT ALL EXISTING BUILDINGS, TREES, SHRUBS, ETC. THAT ARE DESIGNATED TO REMAIN.
6. DISPOSE OF ALL MATERIAL IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. ALL DEBRIS MUST BE REMOVED FROM THE SITE.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT THE DISCOVERY OF ANY ADDITIONAL SUSPECTED HAZARDOUS, TOXIC, OR ASBESTOS MATERIAL TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. LANDLORD TO ASSUME FULL RESPONSIBILITY FOR THE PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS.
8. PROVIDE ALL REQUIRED TEMPORARY SHORING, BRACING, SUPPORTS, ETC., AS REQUIRED.
9. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES, ALL TEMPORARY SHORING, SUPPORTS, ENCLOSURES AND BRACING.
10. ALL WALLS THAT ARE DESIGNATED TO BE REMOVED SHALL INCLUDE THE REMOVAL OF ALL ASSOCIATED HVAC, PLUMBING AND ELECTRICAL COMPONENTS.

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NO.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"
DATE: 06/24/2025
DRAWN BY: LW

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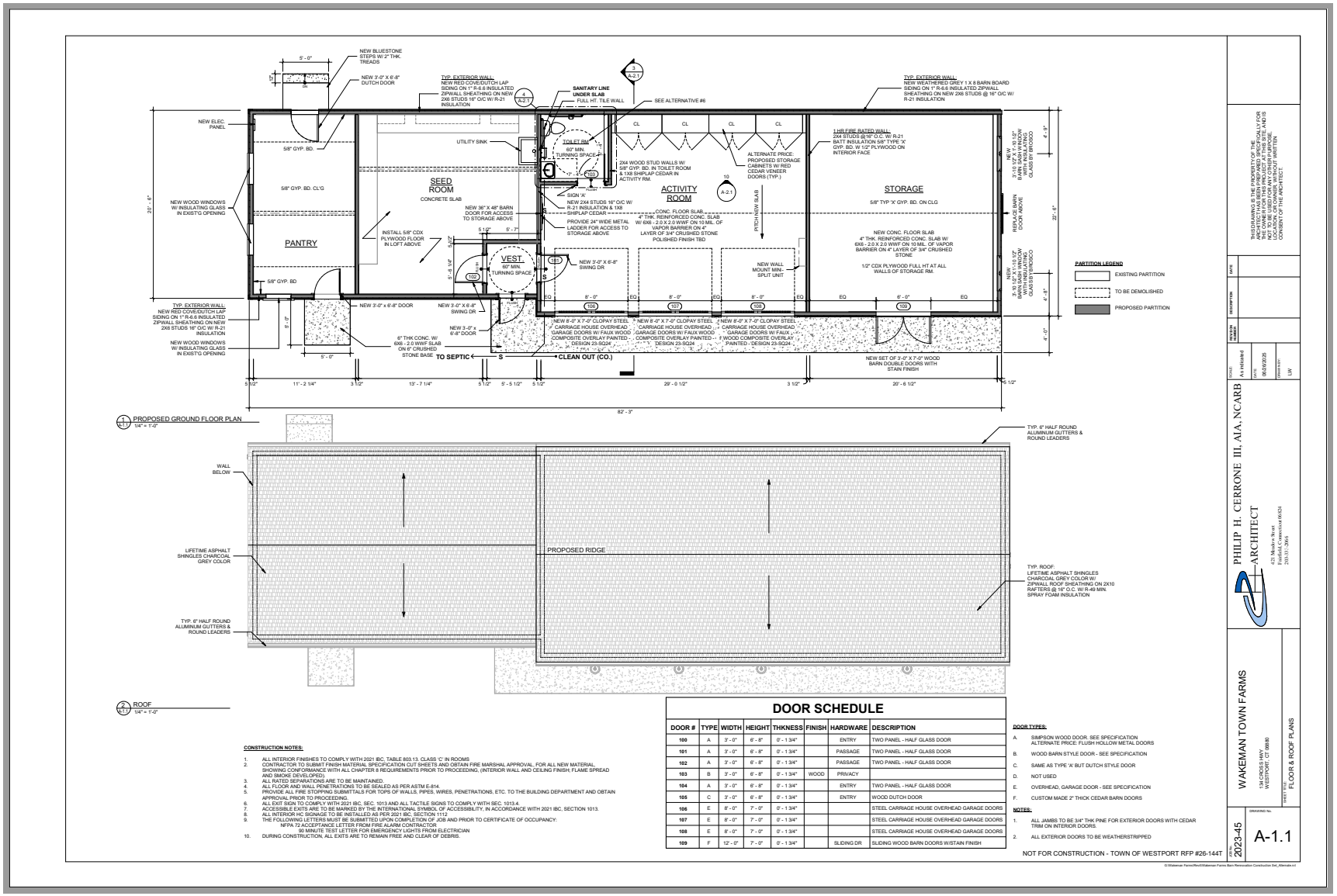
WAKEMAN TOWN FARMS
134 CROSS HWY
WESTPORT, CT 06880

SHEET: DEMO PLAN

2023-45

DRAWING No.
A-1.0

NOT FOR CONSTRUCTION - TOWN OF WESTPORT RFP #26-144T



DOOR SCHEDULE

DOOR #	TYPE	WIDTH	HEIGHT	THKNESS	FINISH	HARDWARE	DESCRIPTION
100	A	3' -0"	6' - 8"	0' - 1 3/4"		ENTRY	TWO PANEL - HALF GLASS DOOR
101	A	3' -0"	6' - 8"	0' - 1 3/4"		PASSAGE	TWO PANEL - HALF GLASS DOOR
102	A	3' -0"	6' - 8"	0' - 1 3/4"		PASSAGE	TWO PANEL - HALF GLASS DOOR
103	B	3' -0"	6' - 8"	0' - 1 3/4"	WOOD	PRIVACY	
104	A	3' -0"	6' - 8"	0' - 1 3/4"		ENTRY	TWO PANEL - HALF GLASS DOOR
105	C	3' -0"	6' - 8"	0' - 1 3/4"		ENTRY	WOOD DUTCH DOOR
106	E	8' -0"	7' - 0"	0' - 1 3/4"			STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS
107	E	8' -0"	7' - 0"	0' - 1 3/4"			STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS
108	E	8' -0"	7' - 0"	0' - 1 3/4"			STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS
109	F	12' -0"	7' - 0"	0' - 1 3/4"		SLIDING DR	SLIDING WOOD BARN DOORS W/STAIN FINISH

DOOR TYPES:

A. SIMPSON WOOD DOOR. SEE SPECIFICATION
ALTERNATE PRICE: FLUSH HOLLOW METAL DOORS
B. WOOD BARN STYLE DOOR - SEE SPECIFICATION
C. SAME AS TYPE 'A' BUT DUTCH STYLE DOOR
D. NOT USED
E. OVERHEAD, GARAGE DOOR - SEE SPECIFICATION
F. CUSTOM MADE 2" THICK CEDAR BARN DOORS

NOTES:

1. ALL JAMBS TO BE 3/4" THK PINE FOR EXTERIOR DOORS WITH CEDAR TRIM ON INTERIOR DOORS.
2. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED

CONSTRUCTION NOTES:

1. ALL INTERIOR FINISHES TO COMPLY WITH 2021 IBC, TABLE 803.13. CLASS 'C' IN ROOMS
2. CONTRACTOR TO SUBMIT FINISH MATERIAL SPECIFICATION CUT SHEETS AND OBTAIN FIRE MARSHAL APPROVAL, FOR ALL NEW MATERIAL SHOWING CONFORMANCE WITH ALL CHAPTER 8 REQUIREMENTS PRIOR TO PROCEEDING, (INTERIOR WALL AND CEILING FINISH, FLAME SPREAD AND SMOKE DEVELOPED).
3. ALL RATED SEPARATIONS ARE TO BE MAINTAINED.
4. ALL FLOOR AND WALL PENETRATIONS TO BE SEALED AS PER ASTM E-814.
5. PROVIDE ALL FIRE STOPPING SUBMITTALS FOR TOPS OF WALLS, PIPES, WIRES, PENETRATIONS, ETC. TO THE BUILDING DEPARTMENT AND OBTAIN APPROVAL PRIOR TO PROCEEDING.
6. ALL EXIT SIGN TO COMPLY WITH 2021 IBC, SEC. 1013 AND ALL TACTILE SIGNS TO COMPLY WITH SEC. 1013.4.
7. ACCESSIBLE EXITS ARE TO BE MARKED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, IN ACCORDANCE WITH 2021 IBC, SECTION 1013.
8. ALL INTERIOR HC SIGNAGE TO BE INSTALLED AS PER 2021 IBC, SECTION 1112
9. THE FOLLOWING LETTERS MUST BE SUBMITTED UPON COMPLETION OF JOB AND PRIOR TO CERTIFICATE OF OCCUPANCY:
NFPA 72 ACCEPTANCE LETTER FROM FIRE ALARM CONTRACTOR
90 MINUTE TEST LETTER FOR EMERGENCY LIGHTS FROM ELECTRICIAN
10. DURING CONSTRUCTION, ALL EXITS ARE TO REMAIN FREE AND CLEAR OF DEBRIS.

NOT FOR CONSTRUCTION - TOWN OF WESTPORT RFP #26-144T

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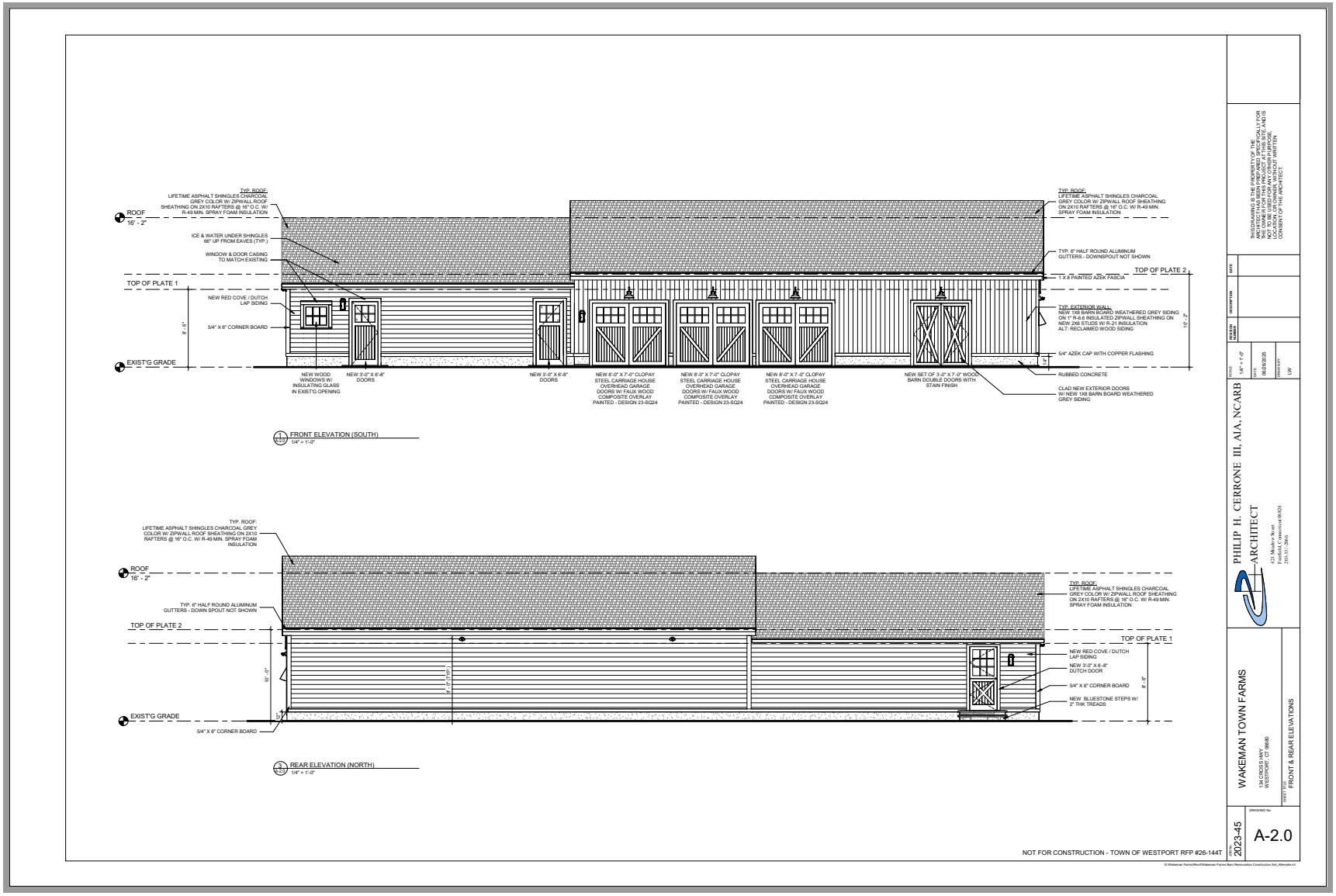
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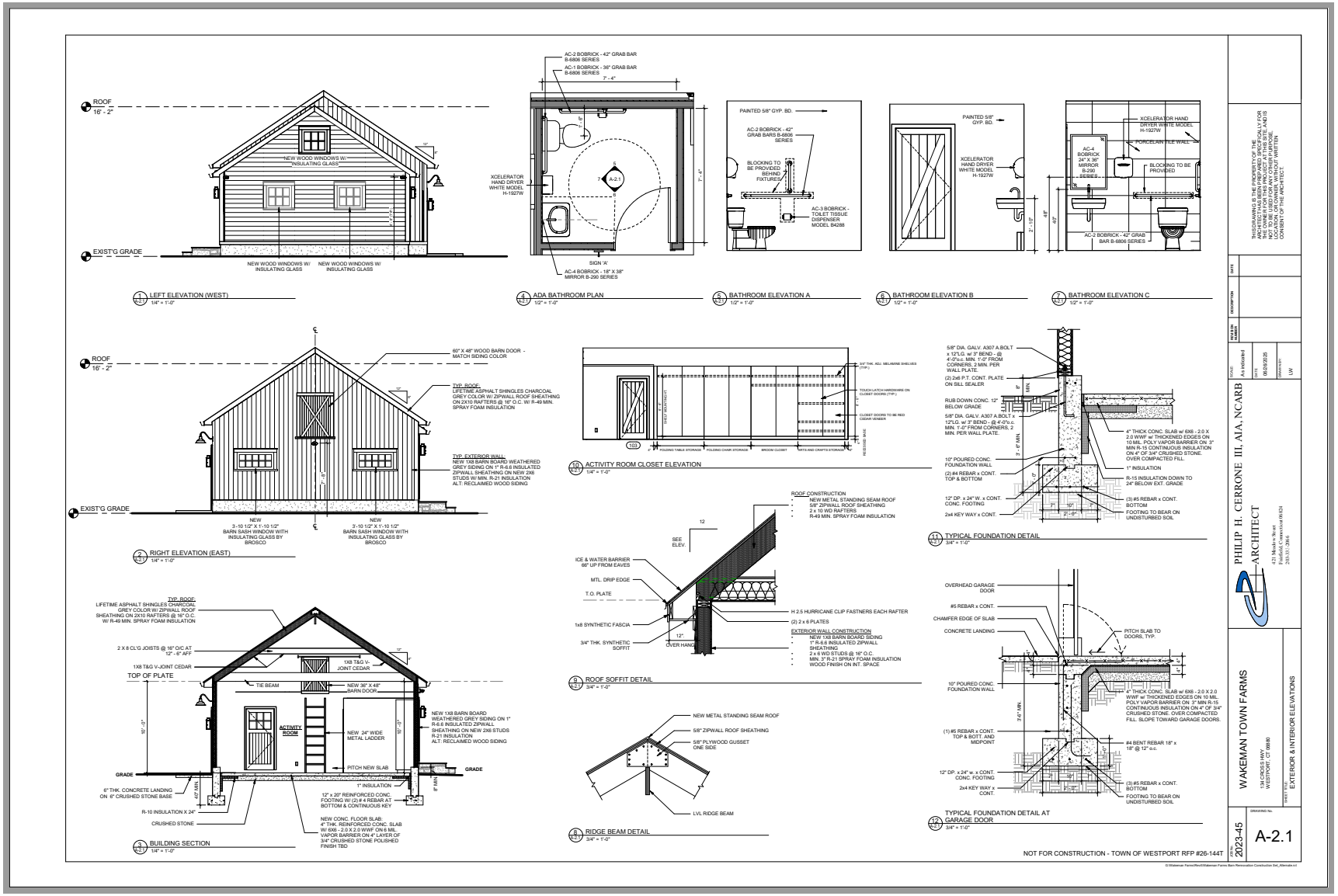
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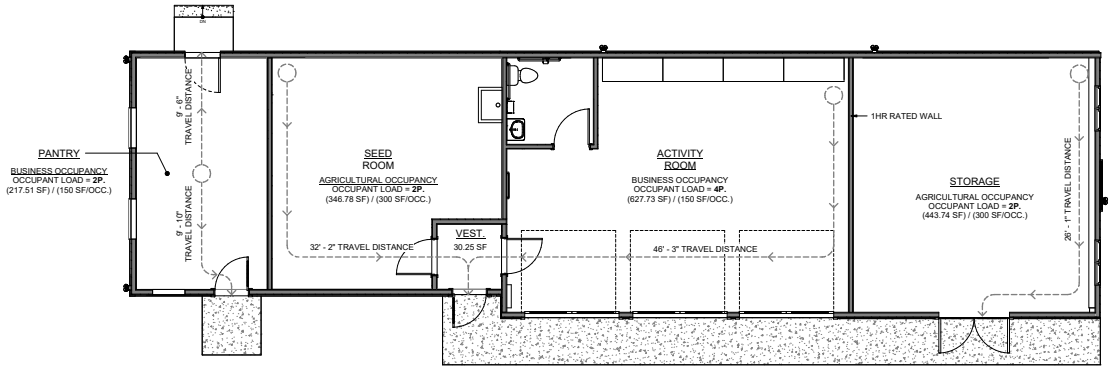
SHEET: FLOOR & ROOF PLANS

DRAWING No. A-1.1

2023-45


TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
ROOF
16' - 2"
ICE & WATER UNDER SHINGLES 66" UP FROM EAVES (TYP.)
WINDOW & DOOR CASING TO MATCH EXISTING
TOP OF PLATE 1
NEW RED COVE / DUTCH LAP SIDING
5/4" X 6" CORNER BOARD
8' - 6"
EXIST'G GRADE
NEW WOOD WINDOWS W/ INSULATING GLASS IN EXIST'G OPENING
NEW 3'-0" X 6'-8" DOORS
NEW 3'-0" X 6'-8" DOORS
NEW 8'-0" X 7'-0" CLOPAY STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS W/ FAUX WOOD COMPOSITE OVERLAY PAINTED - DESIGN 23-SQ24
NEW 8'-0" X 7'-0" CLOPAY STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS W/ FAUX WOOD COMPOSITE OVERLAY PAINTED - DESIGN 23-SQ24
NEW 8'-0" X 7'-0" CLOPAY STEEL CARRIAGE HOUSE OVERHEAD GARAGE DOORS W/ FAUX WOOD COMPOSITE OVERLAY PAINTED - DESIGN 23-SQ24
NEW SET OF 3-0" X 7'-0" WOOD BARN DOUBLE DOORS WITH STAIN FINISH
TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
TYP. 6" HALF ROUND ALUMINUM GUTTERS - DOWNSPOUT NOT SHOWN
TOP OF PLATE 2
1 X 8 PAINTED AZEK FASCIA
TYP. EXTERIOR WALL:
NEW 1X8 BARN BOARD WEATHERED GREY SIDING ON 1" R-4.6 INSULATED ZIPWALL SHEATHING ON NEW 2X6 STUDS W/ R-21 INSULATION
ALT: RECLAIMED WOOD SIDING
10' - 2"
5/4" AZEK CAP WITH COPPER FLASHING
RUBBED CONCRETE
CLAD NEW EXTERIOR DOORS W/ NEW 1X8 BARN BOARD WEATHERED GREY SIDING
1 A-2.0 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"
TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
ROOF
16' - 2"
TYP. 6" HALF ROUND ALUMINUM GUTTERS - DOWN SPOUT NOT SHOWN
TOP OF PLATE 2
30' - 0"
18' - 7" (1.5)
EXIST'G GRADE
5/4" X 6" CORNER BOARD
TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
TOP OF PLATE 1
NEW RED COVE / DUTCH LAP SIDING
NEW 3'-0" X 6'-8" DUTCH DOOR
5/4" X 6" CORNER BOARD
8' - 6"
NEW BLUESTONE STEPS W/ 2" THK TREADS
2 A-2.0 REAR ELEVATION (NORTH)
1/4" = 1'-0"
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134 CROSS HWY
WESTPORT, CT 06880
SHEET: FRONT & REAR ELEVATIONS
2023-45
DRAWING No.
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ROOF
16' - 2"
EXIST'G GRADE
NEW WOOD WINDOWS W/ INSULATING GLASS
NEW WOOD WINDOWS W/ INSULATING GLASS
NEW WOOD WINDOWS W/ INSULATING GLASS
LEFT ELEVATION (WEST)
1/4" = 1'-0"
AC-2 BOBRICK - 42" GRAB BAR B-6806 SERIES
AC-1 BOBRICK - 36" GRAB BAR B-6806 SERIES
7' - 4"
XCELERATOR HAND DRYER WHITE MODEL H-1927W
AC-4 BOBRICK - 18" X 36" MIRROR B-290 SERIES
SIGN 'A'
ADA BATHROOM PLAN
1/2" = 1'-0"
PAINTED 5/8" GYP. BD.
AC-2 BOBRICK - 42" GRAB BARS B-6806 SERIES
BLOCKING TO BE PROVIDED BEHIND FIXTURES
AC-3 BOBRICK - TOILET TISSUE DISPENSER MODEL B4288
BATHROOM ELEVATION A
1/2" = 1'-0"
PAINTED 5/8" GYP. BD.
XCELERATOR HAND DRYER WHITE MODEL H-1927W
BATHROOM ELEVATION B
1/2" = 1'-0"
XCELERATOR HAND DRYER WHITE MODEL H-1927W
PORCELAIN TILE WALL
BLOCKING TO BE PROVIDED
AC-4 BOBRICK 24" X 36" MIRROR B-290 SERIES
AC-2 BOBRICK - 42" GRAB BAR B-6806 SERIES
BATHROOM ELEVATION C
1/2" = 1'-0"
ROOF
16' - 2"
EXIST'G GRADE
60" X 48" WOOD BARN DOOR - MATCH SIDING COLOR
TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
TYP. EXTERIOR WALL:
NEW 1X8 BARN BOARD WEATHERED GREY SIDING ON 1" R-6.6 INSULATED ZIPWALL SHEATHING ON NEW 2X6 STUDS W/ MIN. R-21 INSULATION
ALT: RECLAIMED WOOD SIDING
NEW
3- 10 1/2" X 1'-10 1/2"
BARN SASH WINDOW WITH INSULATING GLASS BY BROSCO
NEW
3- 10 1/2" X 1'-10 1/2"
BARN SASH WINDOW WITH INSULATING GLASS BY BROSCO
RIGHT ELEVATION (EAST)
1/4" = 1'-0"
3/4" THK. ADJ. MELAMINE SHELVES (TYP.)
TOUCH LATCH HARDWARE ON CLOSET DOORS (TYP.)
CLOSET DOORS TO BE RED CEDAR VENEER
SHELF ABOVE
RELOCATED BASE
HOLDING TABLE STORAGE
FOLDING CHAIR STORAGE
BROOM CLOSET
ARTS AND CRAFTS STORAGE
ACTIVITY ROOM CLOSET ELEVATION
1/4" = 1'-0"
5/8" DIA. GALV. A307 A BOLT x 12"LG. w/ 3" BEND - @ 4'-0"o.c. MIN. 1'-0" FROM CORNERS. 2 MIN. PER WALL PLATE.
(2) 2x6 P.T. CONT. PLATE ON SILL SEALER
RUB DOWN CONC. 12" BELOW GRADE
5/8" DIA. GALV. A307 A BOLT x 12"LG. w/ 3" BEND - @ 4'-0"o.c. MIN. 1'-0" FROM CORNERS. 2 MIN. PER WALL PLATE.
10" POURED CONC. FOUNDATION WALL
(2) #4 REBAR x CONT. TOP & BOTTOM
12" DP. x 24" W. x CONT. CONC. FOOTING
2x4 KEY WAY x CONT.
4" THICK CONC. SLAB w/ 6X6 - 2.0 X 2.0 WWF w/ THICKENED EDGES ON 10 MIL. POLY VAPOR BARRIER ON 3" MIN R-15 CONTINUOUS INSULATION ON 4" OF 3/4" CRUSHED STONE. OVER COMPACTED FILL.
1" INSULATION
R-15 INSULATION DOWN TO 24" BELOW EXT. GRADE
(3) #5 REBAR x CONT. BOTTOM
FOOTING TO BEAR ON UNDISTURBED SOIL
TYPICAL FOUNDATION DETAIL
3/4" = 1'-0"
ROOF CONSTRUCTION
• NEW METAL STANDING SEAM ROOF
• 5/8" ZIPWALL ROOF SHEATHING
• 2 x 10 WD RAFTERS
• R-49 MIN. SPRAY FOAM INSULATION
12
SEE ELEV.
ICE & WATER BARRIER 66" UP FROM EAVES
MTL. DRIP EDGE
T.O. PLATE
1x8 SYNTHETIC FASCIA
3/4" THK. SYNTHETIC SOFFIT
12"
OVER HANG
H 2.5 HURRICANE CLIP FASTNERS EACH RAFTER
(2) 2 x 6 PLATES
EXTERIOR WALL CONSTRUCTION
• NEW 1X8 BARN BOARD SIDING
• 1" R-6.6 INSULATED ZIPWALL SHEATHING
• 2 x 6 WD STUDS @ 16" O.C.
MIN. 3" R-21 SPRAY FOAM INSULATION
• WOOD FINISH ON INT. SPACE
ROOF SOFFIT DETAIL
3/4" = 1'-0"
OVERHEAD GARAGE DOOR
#5 REBAR x CONT.
CHAMFER EDGE OF SLAB
CONCRETE LANDING
PITCH SLAB TO DOORS, TYP.
10" POURED CONC. FOUNDATION WALL
4" THICK CONC. SLAB w/ 6X6 - 2.0 X 2.0 WWF w/ THICKENED EDGES ON 10 MIL. POLY VAPOR BARRIER ON 3" MIN R-15 CONTINUOUS INSULATION ON 4" OF 3/4" CRUSHED STONE. OVER COMPACTED FILL. SLOPE TOWARD GARAGE DOORS.
(1) #5 REBAR x CONT. TOP & BOTT. AND MIDPOINT
#4 BENT REBAR 18" x 18" @ 12" o.c.
12" DP. x 24" w. x CONT. CONC. FOOTING
2x4 KEY WAY x CONT.
(3) #5 REBAR x CONT. BOTTOM
FOOTING TO BEAR ON UNDISTURBED SOIL
TYPICAL FOUNDATION DETAIL AT GARAGE DOOR
3/4" = 1'-0"
TYP. ROOF:
LIFETIME ASPHALT SHINGLES CHARCOAL GREY COLOR W/ ZIPWALL ROOF SHEATHING ON 2X10 RAFTERS @ 16" O.C. W/ R-49 MIN. SPRAY FOAM INSULATION
2 X 8 CL'G JOISTS @ 16" OIC AT 12" - 6" AFF
1X8 T&G V-JOINT CEDAR
TOP OF PLATE
1X8 T&G V-JOINT CEDAR
TIE BEAM
NEW 36" X 48" BARN DOOR
ACTIVITY ROOM
NEW 24" WIDE METAL LADDER
NEW 1X8 BARN BOARD WEATHERED GREY SIDING ON 1" R-6.6 INSULATED ZIPWALL SHEATHING ON NEW 2X6 STUDS
R-21 INSULATION
ALT: RECLAIMED WOOD SIDING
PITCH NEW SLAB
1" INSULATION
GRADE
GRADE
6" THK. CONCRETE LANDING ON 6" CRUSHED STONE BASE
12" x 20" REINFORCED CONC. FOOTING W/ (2) # 4 REBAR AT BOTTOM & CONTINUOUS KEY
R-10 INSULATION X 24"
CRUSHED STONE
NEW CONC. FLOOR SLAB: 4" THK. REINFORCED CONC. SLAB W/ 6X6 - 2.0 X 2.0 WWF ON 6 MIL. VAPOR BARRIER ON 4" LAYER OF 3/4" CRUSHED STONE POLISHED FINISH TBD
BUILDING SECTION
1/4" = 1'-0"
NEW METAL STANDING SEAM ROOF
5/8" ZIPWALL ROOF SHEATHING
5/8" PLYWOOD GUSSET ONE SIDE
LVL RIDGE BEAM
RIDGE BEAM DETAIL
3/4" = 1'-0"
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SHEET: EXTERIOR & INTERIOR ELEVATIONS
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DRAWING No.
A-2.1



1 LIFE SAFETY PLAN
1/4" = 1'-0"

USE GROUP
U-AGRICULTURAL BUILDING

APPLICABLE CODES
2022 CONNECTICUT STATE BUILDING CODE INCLUDING THE FOLLOWING:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE: LEVEL 3 ALTERATIONS
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL MECHANICAL CODE
2020 NFPA 70 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL FIRE CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE, PART III
2022 CONNECTICUT FIRE PREVENTION CODE
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES BY ICC

CONSTRUCTION TYPE: TYPE VB

THRESHOLD BUILDING: NO

AUTOMATIC FIRE SUPPRESSION SYSTEM: NO

HEIGHT AND AREA

	ALLOWED - VB USE B/S/U - MOST RESTRICTING
AREA	5,500 SF
STORY	1 STY & 40 FT MAX

	PROVIDED - VB USE B/S/U
AREA	1,690 SF
STORY	1 STY & 14 FT

FIRE RESISTANCE RATINGS (Table 601 & 602)

Building Element:	Construction Type: V B	
	Required	Provided
Structural Frame = Columns, Girders, Trusses*	0	0
Bearing Walls		
Exterior**	0	0
Interior	0	0
Nonbearing Walls & Partitions		
Exterior**	0	0
Interior	0	0
Floor Const. including supporting beams & joists*	0	0
Roof Const. including supporting beams & joists*		
Structure supporting 1 Hr. shaft	1	1

*Per 714.2, Primary members shall be individually encased
**See also Table 602

EXTERIOR WALL RATINGS BASED ON FIRE-SEPARATION DISTANCE* (Table 705.5):

Construction Type: V B – Use B-S2-U Fire Separation Distance (Feet)	Allowed	Provided N/A
<5	1	N/A
>=5 <10	1	N/A
>=10 <30	0	N/A
>=30	0	0

*Load bearing exterior walls shall also comply with Table 601
**Per 705.5, When fire separation distance is 5 ft or less, rating is from both inside & outside

MAX. PERCENT OF EXTERIOR WALL OPENINGS (Table 705.8) – SPRINKLERED BLDG.

	FIRE SEPARATION (FEET)								
	0=<3	3=<5	5=<10	10=<15	15=<20	20=<25	25=<30	30=
Allowed-Unprotected	NP	NP	10%	15%	25%	45%	70%	NL
Provided	NA	NA	NA	NA	NA	NA	NA	NL
Allowed-Protected	NP	15%	25%	45%	75%	NL	NL	NL
Provided	NA	NA	NA	NA	NA	NA	NA	NA

NP = Not Permitted
NL = Not Limited
Note: Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

CONCEALED SPACES
- FIRESTOPPING: PROVIDE IN ACCORDANCE WITH IBC 718
- FIREBLOCKING: INSTALL PER IBC 718.2

EXITS
- SPACES WITH ONE EXIT (TABLE 1006.2.1)/COMMON PATH OF TRAVEL
  USE GROUP B & U: MAX 49P / 100 FT. < 30 P.
  USE GROUP S: MAX 29P/ 100 FT < 30 P.
- STORIES WITH ONE EXIT (TABLE 1006.3.2(1) & (2)
  USE GROUP B & U: MAX 49P & 75FT TRAVEL DISTANCE
  USE GROUP S: MAX 29P & 75FT TRAVEL DISTANCE
- DOORS (IBC 1005.3.2 & 1010.1.1)
  MIN. 32" CLEAR WIDTH & 0.2" PER PERSON
- PANIC DEVICE (IBC 1010.1.10), NOT REQUIRED

FIRE EXTINGUISHERS
MUST BE ON SITE DURING CONSTRUCTION

SIGNAGE – NON-ILLUMINATED
703.7: REQUIRED AT ALL FIRE WALLS, FIRE PARTITIONS, FIRE BARRIERS AND SMOKE BARRIERS
1013: REQUIRED AT ALL EXITS
1111.1: REQUIRED AT ACCESSIBLE PARKING SPACES PER CT STATE STATUTE

DEFERRED SUBMITTALS
- SIGNAGE
- FIRE SUPPRESSION/ SPRINKLER DRAWINGS AND CALCULATIONS

INSULATION VALUES (MUST BE POSTED IN BUILDING):
EXTERIOR WALLS: R- 20 + R-3.8 C.I.
ROOF: MIN R-49 MIN.
UNDER SLAB: MIN R-15 CONTINUOUS TO 24" BELOW GRADE
OPAQUE DOORS (SWINGING): U= 0.37 MAX

FENESTRATION MAX U-FACTOR AND SHGC
FIXED WINDOWS: U = 0.36 SHGC = .38
OPERABLE WINDOWS U = 0.45
ENTRY DOORS: U = 0.63

PLUMBING FIXTURES: (IPC Chapter 4)
Plumbing Fixtures Required

Total Occupant load = 10 p
W/C: 1/25 required
Lav.: 1/40 Required
D/F: Not Required (IPC 410.2)
Serv Sink 1 required

TOTAL PLUMBING FIXTURES

	REQUIRED	PROVIDED
W/C	1	1
Lav.	1	1
Serv Sink	1	1

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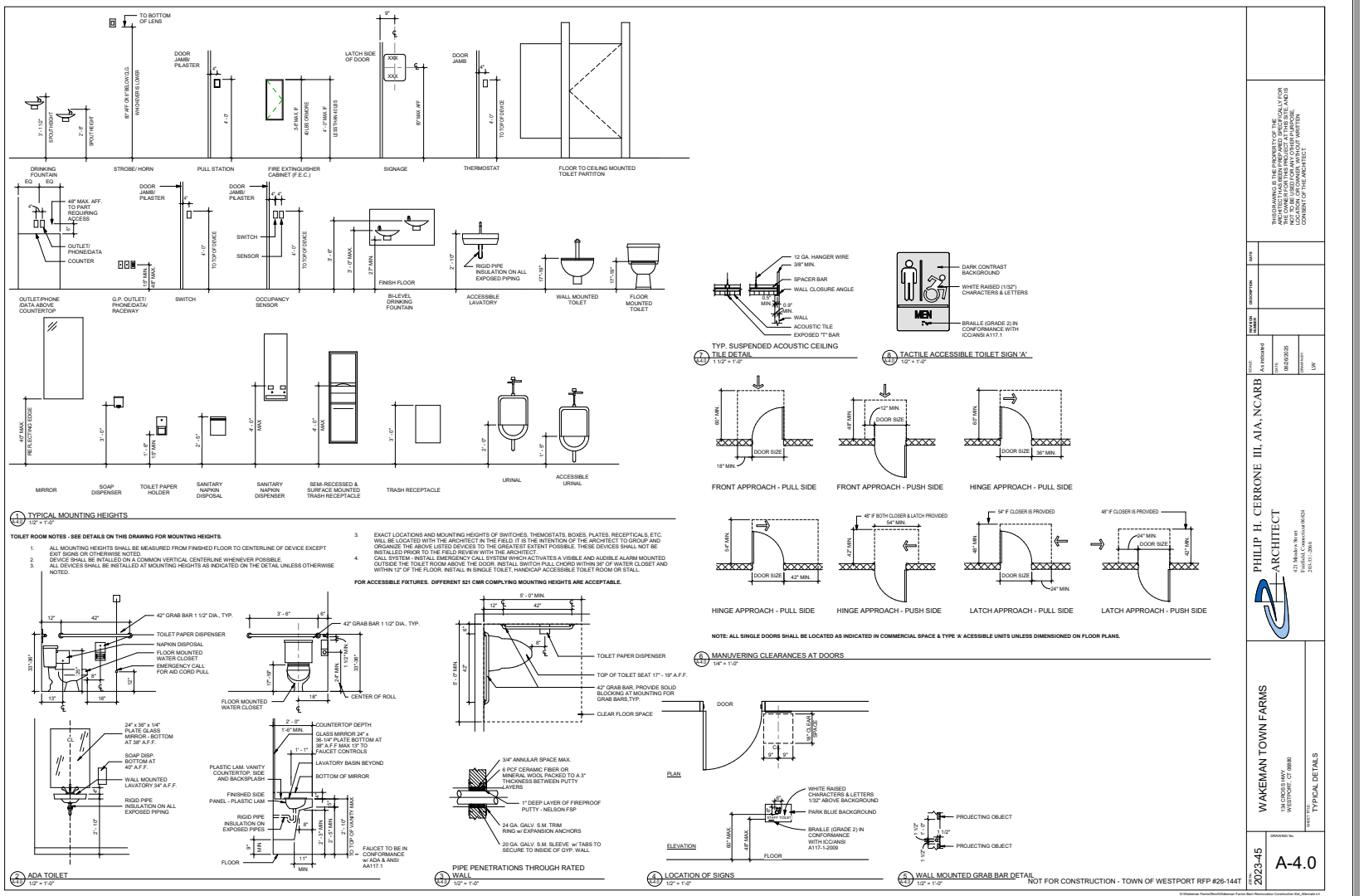
WAKEMAN TOWN FARMS
134 CROSS HWY
WESTPORT, CT 06880

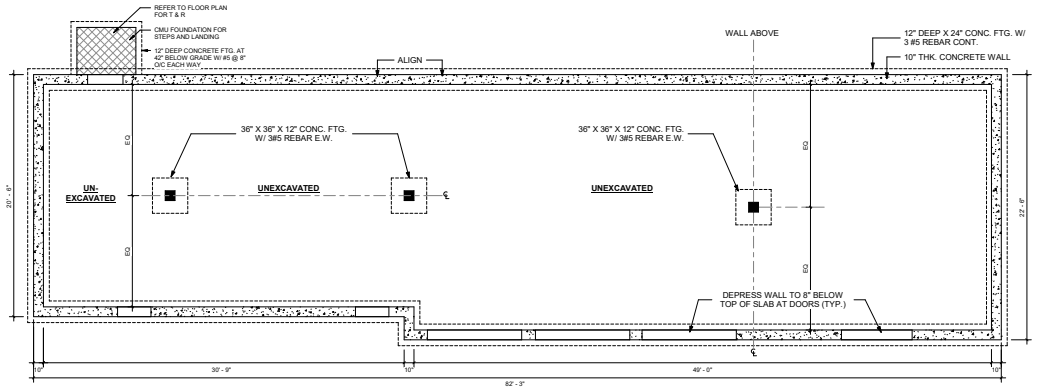
SHEET TITLE: LIFE SAFETY PLAN

2023-45

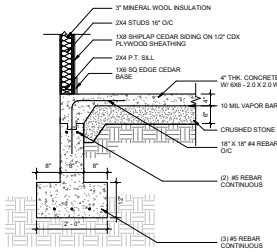
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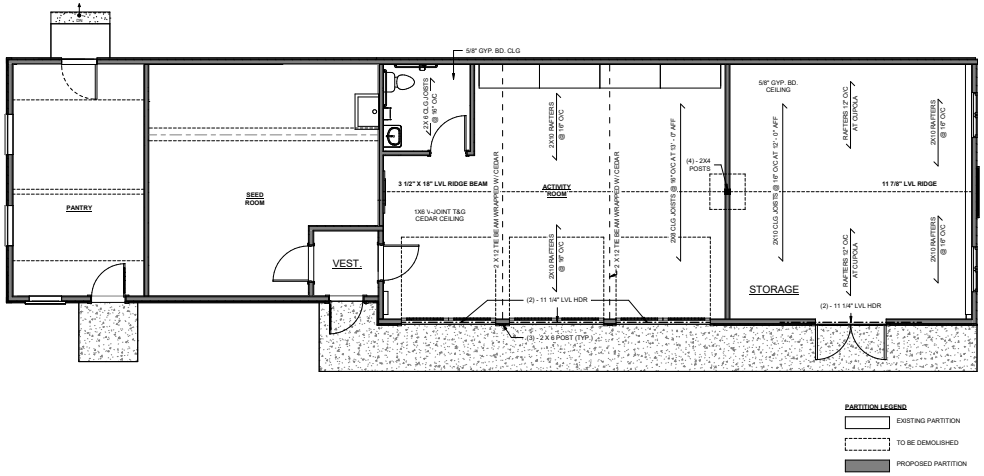

TYPICAL MOUNTING HEIGHTS
TOILET ROOM NOTES - SEE DETAILS ON THIS DRAWING FOR MOUNTING HEIGHTS.
1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS OR OTHERWISE NOTED.
2. DEVICE SHALL BE INTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THE DETAIL UNLESS OTHERWISE NOTED.
3. EXACT LOCATIONS AND MOUNTING HEIGHTS OF SWITCHES, THEMOSTATS, BOXES, PLATES, RECEPTICALS, ETC. WILL BE LOCATED WITH THE ARCHITECT IN THE FIELD. IT IS THE INTENTION OF THE ARCHITECT TO GROUP AND ORGANIZE THE ABOVE LISTED DEVICES TO THE GREATEST EXTENT POSSIBLE. THESE DEVICES SHALL NOT BE INSTALLED PRIOR TO THE FIELD REVIEW WITH THE ARCHITECT.
4. CALL SYSTEM - INSTALL EMERGENCY CALL SYSTEM WHICH ACTIVATES A VISIBLE AND AUDIBLE ALARM MOUNTED OUTSIDE THE TOILET ROOM ABOVE THE DOOR. INSTALL SWITCH PULL-CHORD WITHIN 36" OF WATER CLOSET AND WITHIN 12" OF THE FLOOR. INSTALL IN SINGLE TOILET, HANDICAP ACCESSIBLE TOILET ROOM OR STALL.
FOR ACCESSIBLE FIXTURES. DIFFERENT 521 CMR COMPLYING MOUNTING HEIGHTS ARE ACCEPTABLE.
ADA TOILET
PIPE PENETRATIONS THROUGH RATED WALL
LOCATION OF SIGNS
WALL MOUNTED GRAB BAR DETAIL
TYP. SUSPENDED ACOUSTIC CEILING TILE DETAIL
TACTILE ACCESSIBLE TOILET SIGN 'A'
MANUVERING CLEARANCES AT DOORS
NOTE: ALL SINGLE DOORS SHALL BE LOCATED AS INDICATED IN COMMERCIAL SPACE & TYPE 'A' ACESSIBLE UNITS UNLESS DIMENSIONED ON FLOOR PLANS.
FRONT APPROACH - PULL SIDE
FRONT APPROACH - PUSH SIDE
HINGE APPROACH - PULL SIDE
HINGE APPROACH - PUSH SIDE
LATCH APPROACH - PULL SIDE
LATCH APPROACH - PUSH SIDE
NOT FOR CONSTRUCTION - TOWN OF WESTPORT RFP #26-144T
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WESTPORT, CT 06880
TYPICAL DETAILS
2023-45
A-4.0



1 GROUND FLOOR FRAMING PLAN
1/4" = 1'-0"



3 EXISTING WALL TO NEW WALL DETAIL
3/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"

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WESTPORT, CT 06880

SHEET: FRAMING PLANS

2023-45

DRAWING No.
S-1.0


WAKEMAN TOWN FARM
Sustainability Center | 134 Cross Highway, Westport, CT

WAKEMAN TOWN FARM

Sustainability Center | 134 Cross Highway, Westport, CT

"Our visits to Wakeman Town Farm have been consistently enriching educational experiences. The students particularly enjoyed finding seeds in plants, feeding the animals and seeing composting in action. What stood out most was how the farm experience helped students connect concepts from our curriculum to a local experience."

— Phaedra Taft, Science Teacher, Westport Public Schools

Wakeman Town Farm is wholly owned by the Town of Westport. It has operated as a self-sustaining community asset for over a decade—funding its own staff, generating its own revenue, and serving over 5,000 residents annually.

Today, the Farm's volunteer committee comes before the Board of Finance with a straightforward request: partner with us to replace a deteriorating barn on Town-owned property, so this beloved community resource can continue to serve Westport residents for decades to come.

What Is Wakeman Town Farm?

The mission of Wakeman Town Farm is to serve the community as an educational demonstration center for sustainable living. The Farm officially became part of the Town of Westport more than ten years ago and sits on 2.5 acres of Town-owned land.

The Farm is home to goats, sheep, alpacas, ducks, chickens, rabbits, and beehives, along with a pollinator pathway, flower and vegetable gardens, and a weekly farm stand. Its facilities include a farmhouse, a commercial teaching kitchen, animal enclosures, sheds, and the barn that is the subject of this proposal.



Who Is Served?

The Farm serves over 5,000 visitors a year, including young children, adults, neurodivergent learners, gardeners, and horticultural enthusiasts. Year-round programming includes:

- Parent & Me classes and seasonal farm programs for children
- Cooking classes and summer camp for children ages 4–14
- Specially designed programs for neurodiverse learners
- Internships for the SHS Senior Intern Program
- Dinners, cooking classes, and sustainability lectures for adults
- Outreach programs serving 450+ participants from nonprofits across Fairfield County — many visiting a farm for the very first time, at no charge



"What an incredible year on the Farm! Our inclusive neurodiverse sessions were nothing short of the best…Watching our farmers grow in confidence, kindness, curiosity, and friendship has been the best part of the season. At Wakeman Town Farm, everyone is welcome."

— Leann Duggan, Paraprofessional Teacher

Annual Events That Bring Westport Together

- Maple Syrup Boil — 150+ families
- Baby Goat & Lamb Community Feedings — 1,400 visitors across 200 events
- EGGstravaganza — 250+ children and parents
- Family Fun Day — 530 attendees
- Harvest Fest (annual fundraiser) — 280 guests
- October Fest — several thousand guests
- Holiday Tree Lighting — 100+ adults and children
- Westport Elementary School Grade Tours — curriculum co-developed with the WPS Science Department





2025 Farm Highlights

- 5,357 lbs of animal feed, 188 bales of hay, and 6,500 lbs of bedding managed
- 4,500 seedlings started; tens of thousands of seeds planted
- 2 new beehives added — now 150,000 bees producing 400 lbs of honey and 5 lbs of beeswax
- Farm Stand sold 241 bouquets, 1,508 lbs of produce, and 188 jars of honey
- 535 lbs of produce donated to Food Rescue US and Grow-A-Row
- 1,728 children participated in classes and after-school programs
- Tim’s Kitchen hosted 30+ chefs and guest speakers
- 753 visitors welcomed at Goat Playdates across 119 events


The Farm’s Relationship with the Town of Westport
Drone photo of flower garden

The Farm's Relationship With the Town of Westport

- Understanding the Farms relationship with the Town is essential context for this proposal. The farm provides approximately 85% percent of the budget, and the Town provides approximately 15 % of the budget.

- The farm is run through the Westport Parks and Recreation dept. The Farm maintains, the grounds, the gardens and our menagerie of animals. WTF creates and runs all the programs which run seven days a week. The farm pays for all salaries for full time and seasonal employees.

- The Town provides the benefits for 3 full time employees, and the Parks Dept. manages payroll and and a variety of administrative duties for the farm.
  The Town has a reserve fund that is made up of all of revenues from the farm.
  The property is owned by the Town of Westport..

A Track Record of the $hared Investment

This is not the first time the Farm and Town have partnered on capital improvements:

- More than ten years ago, the Town provided an appropriation to renovate the Farmhouse.
- The Wakeman Town Farm Committee subsequently raised private funds—with additional Town support—to build Tim's Kitchen, now a vibrant multi-purpose commercial teaching kitchen used daily.

When the Kitchen was built a decade ago, we could not have imagined how quickly it would become a community hub. We are confident the new barn will follow the same path.



Why the Farm Needs a New Barn

The Case for Replacement

A functional barn is fundamental to any working farm. It provides essential storage for equipment, feed, supplies, and growing materials—and covered space for educational programs and community activities. Most of the Farm's programs and camps take place outdoors and require shelter during extreme heat, cold, or inclement weather.

The existing barn has fallen into severe disrepair after decades of neglect. Local architects, builders, and Town officials reviewed the structure and confirmed that its failing foundation, deteriorating walls, lack of insulation, and compromised roof make restoration impractical. Replacement is the only cost-effective and safe solution.




What the New Barn Will Provide

What the New Barn Will Provide

- Additional classroom and program space
- Shelter from inclement weather for camps, classes, and volunteers
- ADA-accessible restroom and handwashing facilities
- Storage and staging area for the weekly Farm Stand
- Seed-starting room with grow lights for winter propagation
- Multipurpose workshop space for gardening classes, art programs, and community events
- Secure storage for farm tools and equipment

Planning and Approvals

This proposal reflects more than five years of planning and due diligence. The Wakeman Town Farm Committee worked closely with all Town permitting departments—including Historic, Planning & Zoning, and Public Works—to ensure the design complies with Town codes and preserves the architectural character and footprint of the existing structure.

After evaluating bids ranging from $800,000 to $1 million, the Farm identified a phased approach to construction with the Barn Kit as the most viable option: a safe, insulated, and durable structure at significantly lower cost.

A Shared Investment in a Town Asset



A Shared Investment in a Town Asset

The structures at Wakeman Town Farm are part of the Town of Westport's infrastructure. It is incumbent upon the Town to maintain and enhance its assets so they remain intact for decades to come. The total cost to build the replacement barn is $600,000. Here is where things stand:

Barn Replacement: Project Funding Summary

Total Project Cost: $600,000

Raised by Wakeman Town Farm (community donors & foundations): $400,000

Remaining gap: $200,000

Town of Westport contribution requested: $200,000

The Westport community has already contributed $400,000 toward the construction of a building after a five year fund-raising effort. The Farm is asking the Town to contribute $200,000 to the total project cost—to complete a capital improvement to Town-owned property. The Farm has made a commitment to its donors and to the public to rebuild this barn. We are at a critical juncture where the project must move forward.

We respectfully request that the Town of Westport contribute $200,000 toward the completion of this project—restoring and enhancing a Town-owned property that serves residents of all ages.

The request proposes a $100,000 loan from the Town, to be repaid by Wakeman Town Farm, along with a $100,000 grant from the Town. This project represents a strong example of a successful public-private partnership.

A New Chapter for Westport

When Tim’s Kitchen was built with Town support a decade ago, we could not have imagined how quickly it would become a vibrant hub for community learning. The new barn will be the next chapter in that story—serving Westport residents and enriching community life for generations to come.





"What an incredible year on the farm! Our inclusive neurodiverse sessions were nothing short of the best... Watching our farmers grow in confidence, kindness, curiosity, and friendship has been the best part of the season. At Wakeman Town Farm, everyone is welcome. This is a place to learn, grow, laugh, try new things, and feel right at home."
— Leann Duggan, Paraprofessional Teacher

ADMINISTRATION

Wakeman Town Farm Committee

Bill Constantino, Co-Chair + Liz Milwe, Co-Chair • Anne Burmeister, Vice-Chair + Jaime Smith, Vice-Chair
Nancy Plotkin, Secretary • Doug Robinson, Treasurer
Danna Rogers • Paul Rossi • Judy Sloan • Ross Weingarten

Advisory Board

Julie Cook • Alice Ely • Lisa Finn • Ellen Goldman • Dana Rutson Robinson • David Rosenwaks • Haley Schulman
....and a small army of tireless volunteers

Farm Staff

Christy Colasurdo, Chair Emeritus and Events Director • Stephanie Foote, Volunteer Coordinator
Nicole Gerber, Development Coordinator • Frank Feroleto + Nick Tarzia, Farmers • Kyra Person, Farm Intern
John Montoni, Farm Manager • Judy Panzer, Animal Care Coordinator
Chryse Terrill, Education Director + Noelle Slomich, Education Coordinator

WAKEMAN TOWN FARM CORPORATE SPONSORS

BMW of Darien
Saugatuck Financial
babycakes NYC
Sweet Meadow Dahlias
The Porch
Rutson-Robinson + Doug Robinson
Danna Rogers & Jen Kass Team at The Higgins Group
Greens Farms Spirit Shop
LANDTECH
Westport Family Dental
Earth Animal
Howard & Gay Insurance
freudigman & billings
CT Realty Trust
The Gerber Family
The Plotkin Family
The Smith Family
The Bar
baker graphics
Eden Brothers
Citizens Bank
Town Fair Tire Foundation, Inc.
Huntington Learning Center
Dano's Dangerous Tequila
Jumpin' Fish Productions

Become a Wakeman Town Farm Supporter

Did you know that a small volunteer team raises all the Farm's operating funds through programs, space rentals, events and fundraisers? Please help us continue our mission to keep the Town's last remaining farm and educational center alive for the next generation by becoming a sustaining donor.
Visit our website at wakemantownfarm.org/donate or email us at sponsors@wakemantownfarm.org for more information.

Wakeman Town Farm

WWW.WAKEMANTOWNFARM.ORG • 134 CROSS HIGHWAY, WESTPORT, CT 06880 • INFO@WAKEMANTOWNFARM.ORG

2025

WAKEMAN TOWN FARM

and Sustainability Center

ANNUAL IMPACT STATEMENT

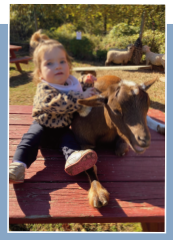
building community since 2009



WAKEMAN TOWN FARM

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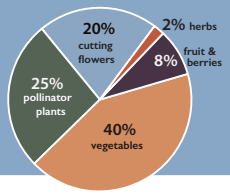
Fun Facts





- Animals consumed **5,357 pounds of feed**, **188 bales of hay**, and **6,500 pounds of bedding**
- Volunteers spent **40+ hours** preparing alpaca and sheep fleece
- Farmers planted **tens of thousands of seeds** and started **4,500 seedlings**
- Beekeepers added **2 new beehives**—now home to **150,000 bees**
- We sold **1,508 lbs of produce**, **241 bouquets** and **188 jars of honey** at the farmstand
- We donated **535 pounds of produce** to Food Rescue US and Grow-A-Row
- Our bees produced **400 pounds of honey** and **5 pounds of beeswax**
- **1,728 children** participated in classes and after-school programs
- Tim's Kitchen hosted **30+ chefs and guest speakers**

LAND UTILIZATION



Educational Impact





Wakeman Town Farm's educational programs engaged learners of all ages through hands-on experiences that connect food, nature, and sustainability.

2025 Highlights:

- **487 youth** participated in seasonal farm programs
- **300+ campers** attended summer farm camps
- **55 participants** joined the Neurodiverse Farmers Program
- **885 students** attended school field trips
- **400+ adults** participated in lectures and workshops

Students learned about pollination, sustainable farming, composting, and food systems while harvesting produce and preparing meals directly from the Farm's gardens.

"Our visits to Wakeman Town Farm have been consistently enriching educational experiences. The students particularly enjoyed finding seeds in plants, feeding the animals, and seeing composting in action. What stood out most was how the farm experience helped students connect concepts from our curriculum to a local experience."
— Phaedra Taft, Science Teacher Westport Public Schools

"One of my favorite parts of the classes and camps at Wakeman is the beekeeping class. I have learned so much and I am trying to convince my parents to get our own beehives. When I am older I want to be a master beekeeper like Jaime."
– M. Cuffaro, 7 years old

2025 Signature Events

While Mother Nature had other plans for a couple of our annual events, the signature events we were able to host were a wonderful success, drawing hundreds of families and supporters to the Farm.

Harvest Fest: Our largest annual fundraiser brought together **280 supporters.**

Eggstravaganza: A spring tradition featuring our iconic egg hunt hosted **250+ children and their parents.**

Family Fun Day: A celebration of summer with classic outdoor activities drew **530 parents, children, and guests.**



Holiday Tree Lighting: A beloved winter tradition featuring hot cocoa, a bonfire, and student musicians celebrated by **100+ adults and kids**.

The Farm also hosted numerous food drives, diaper drives, and community gatherings to support local nonprofits and families in need.

"We had a Board meeting yesterday and WTF's impactful generosity was noted. WTF's contributions led to two separate food distributions and reached some of the neediest in our area. Many thanks."
– Tom Reilly, Board Member Hall Neighborhood House

All About Our Animals

Our animals remain a favorite among visitors and an integral part of the Wakeman Town Farm experience.

In 2025, the Farm hosted its fourth annual **Goat Playdate Program**, welcoming **753 visitors across 119 events**. Two hand-raised Nigerian Dwarf goats were later donated to **Greene's Goats & Gardens**, a nonprofit dedicated to providing meaningful experiences for individuals with developmental disabilities.



We also said goodbye to our beloved alpaca **AJ (Autumn Joy)**, who passed peacefully at the remarkable age of 22. AJ was a gentle and cherished presence at the Farm and will be deeply missed.

The care of our animals is made possible by the dedication of our volunteers, who contributed **more than 4,000 hours** supporting daily animal care.

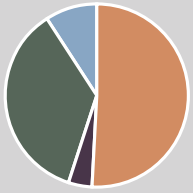
"Because they came from such a nurturing, people-centered environment, they transitioned seamlessly into our therapeutic programs..." — **Meredith Greene, Founder, Greene's Goats & Gardens**

Garden + Farmstand Expansion



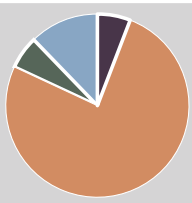
The success of our gardens and farmstand was made possible by **72 dedicated volunteers (42 adults + 32 students)** who collectively logged **740 hours of service**, including groups like the National Charity League, UCONN Master Gardeners, and The Transition Academy in Bridgeport. They helped to spread **42 yards of woodchips** in our gardens - that's **7 truck loads**!

Open from **May through October**, the farmstand has become a cornerstone of our operations, offering fresh produce, supporting local artisans with handmade products, and preserving Westport's agricultural heritage for future generations.



INCOME

- Programs 51%
- Farm Stand 4%
- Donations 36%
- Rentals 9%



EXPENSES

- Farm Operations 76%
- Fundraising 6%
- Education 6%
- Community Events 12%

Wakeman Town Farm Barn

Phases	Project	Action	Bid Cost	Inkind/Donations	Net after inkind/Donations	Date
Phase 1	Demolition of barn	Quotes	$ 35,500	$ 13,250	$ 22,250	Q2/Q3 - 2026
Phase 2	Excavaction	Quotes	$ 29,800	$ 8,050	$ 21,750	Q2/Q3 - 2026
Phase 3a	footings, water proofing & stucko	Quotes	$ 12,250		$ 12,250	Q2/Q3 - 2026
Phase 3b	slabs	Quotes	$ 20,000		$ 20,000	Q2/Q3 - 2026
Phase 3c	foundation	Quotes	$ 22,000		$ 22,000	Q2/Q3 - 2026
Phase 4	Barn Shell	RFP 1	$ 250,000	N/A	$ 250,000	Q3 - 2026
Phase 5	Electrical	RFP 2	$ 50,000	N/A	$ 50,000	Q4 - 2026
Phase 6a	Septic	RFP 3	$ 40,000	N/A	$ 40,000	Q4 - 2026
Phase 6b	Paving	RFP 4	$ 50,000	N/A	$ 50,000	Q1 - 2027
Phase 7a	Plumbing and Bathroom	Quotes	$ 18,000		$ 18,000	Q4 - 2026
Phase 7b	A/C Heating	Quotes	$ 20,750		$ 20,750	Q1 - 2027
Phase 7c	Exterior painting (BBB)	Quotes	$ 20,000		$ 20,000	Q1 - 2027
Phase 7d	interior build out	Estimate	$ 23,000		$ 23,000	Q1 - 2027
Phase 7e	contingency	contingency	$ 30,000		$ 30,000	Q1 - 2027
			$ 621,300	$ 21,300	**$ 600,000**	

Fundraised	400,000
Town Donation	200,000
Total Cost	600,000

Internal WTF Barn Projection Revenue

Program/Event	Year 1	Year 2	Year 3	*3 Year Total*
Garden & Sustainable Education Lectures				
Barn Lectures	6	8	10	
Barn Gardening Classes	6	6	6	
Attendees per session	20	20	20	
Cost Per Attendee for Lecture	$15	$15	$15	
Cost Per Garden Class	$25	$25	$25	
Expenses Staffing to run or be at event	$780	$1,140	$1,320	
Gross Income	$4,800	$5,400	$6,000	
Net Income	**$4,020**	**$4,260**	**$4,680**	**$12,960**
Mind and Body Class				
Total Classes over 8 months	32	64	96	
Attendees per session	10	10	10	
Attendee Cost Per Session	$30	$30	$30	
Gross Income	$9,600	$19,200	$28,800	
Expenses for instructor	$3,200	$6,400	$9,600	
Net Income	**$6,400**	**$12,800**	**$19,200**	**$38,400**
Community Game Nights				
Total Classes	10	10	10	
Attendees per session	20	20	20	
Cost Per Person per person	$20	$20	$20	
Gross Income	$4,000	$4,000	$4,000	
Expense Staffing For Event	$1,000	$1,000	$1,000	
Net Income	**$3,000**	**$3,000**	**$3,000**	**$9,000**
Local Artisan Pop Ups				
Total # of Vendors per year	5	5	5	
Cost Per Vendor	$150	$150	$150	
Gross	$750	$750	$750	
Net Income	**$750**	**$750**	**$750**	**$2,250**

New Program/Event Totals	Year 1	Year 2	Year 3	*3 Year Total*
Gross	$19,150	$29,350	$39,550	$88,050
Expenses	$4,980	$8,540	$10,600	$24,120
Administrative Fee	$1,915	$2,935	$3,955	$8,805
Net Income	**$12,255**	**$17,875**	**$24,995**	**$55,125**

Wakeman Town Farm		*MUNIS*		*MUNIS*		*Munis*		*Prelim Budget*
	2022 - 2023 Budget	*7/1/22-6/30/23 Actual*	*2023-24 Budget*	*7/1/23-6/30/24 Actual*	*2024-25 Budget*	*7/1/24-6/30/25*	*2025-26 Budget*	*7/1/26-6/30/27*
Revenue								
LogoWear	*$ 7,500.00*	*$ 5,657.40*	*$ 7,500.00*	*$ 3,092.26*	*$ 7,500.00*	*$ 2,844.45*	*$ 5,000.00*	*$ 3,000.00*
Program Fees (less ActiveNet)	*$ 200,000.00*	*$ 330,037.62*	*$ 250,000.00*	*$ 259,336.37*	*$ 291,000.00*	*$ 228,228.56*	*$ 311,000.00*	*$ 325,000.00*
Farmstand	*$ 30,000.00*	*$ 24,182.35*	*$ 30,000.00*	*$ 25,264.53*	*$ 25,000.00*	*$ 26,007.11*	*$ 25,000.00*	*$ 36,000.00*
Donations	*$ 200,000.00*	*$ 51,022.78*	*$ 150,000.00*	*$ 115,511.65*	*$ 150,000.00*	*$ 152,826.69*	*$ 225,000.00*	*$ 210,000.00*
Rentals & Events	*$ 50,000.00*	*$ 59,237.19*	*$ 50,000.00*	*$ 47,702.30*	*$ 60,000.00*	*$ 52,116.10*	*$ 55,000.00*	*$ 45,000.00*
TOTAL REVENUE	$ 480,375.00	$ 470,137.34	$ 480,375.00	$ 450,907.11	$ 533,500.00	$ 462,022.91	$ 621,000.00	$ 619,000.00
Expenditures								
Farm Steward	*$ 21,840.00*	*$ 21,000.00*	*$ 24,000.00*	*$ 25,219.96*	*$ 28,000.00*	*$ 25,002.96*	*$ 32,000.00*	*$ 26,000.00*
Admin Staff	*$ 101,000.00*	*$ 66,175.00*	*$ 85,000.00*	*$ 85,000.08*	*$ 88,000.00*	*$ 88,000.00*	*$ 91,000.00*	*$ 142,450.00*
Program Staff (inc. Social Security)	*$ 120,000.00*	*$ 174,640.13*	*$ 166,835.00*	*$ 205,350.90*	*$ 193,915.00*	*$ 212,483.32*	*$ 271,100.00*	*$ 203,550.00*
Fundraising Costs	*$ 45,000.00*	*$ 37,593.95*	*$ 30,000.00*	*$ 31,439.11*	*$ 30,000.00*	*$ 30,139.79*	*$ 40,000.00*	*$ 30,000.00*
Buildings	*$ 25,500.00*	*$ 11,900.00*	*$ 25,500.00*	*$ 11,077.35*	*$ 15,000.00*	*$ 17,565.93*	*$ 28,500.00*	*$ 30,000.00*
Animals & Grounds	*$ 46,000.00*	*$ 28,177.81*	*$ 30,000.00*	*$ 29,213.42*	*$ 30,000.00*	*$ 31,578.69*	*$ 26,000.00*	*$ 37,200.00*

Communications	$ 8,500.00	$ 10,693.42	$ 8,500.00	$ 12,823.79	$ 8,500.00	$ 10,447.48	$ 26,500.00	$ 30,000.00
Utilities	$ 20,500.00	$ 18,092.61	$ 24,000.00	$ 15,943.65	$ 23,000.00	$ 18,992.36	$ 20,000.00	$ 19,800.00
Program Supplies	$ 25,000.00	$ 18,735.00	$ 25,000.00	$ 12,564.10	$ 35,000.00	$ 34,309.95	$ 39,000.00	$ 35,000.00
Farm Events	$ 35,000.00	$ 32,134.00	$ 35,000.00	$ 35,970.50	$ 35,000.00	$ 39,723.15	$ 32,750.00	$ 55,000.00
TOTAL EXPENDITURES	$ 454,185.00	$ 419,141.92	$ 453,835.00	$ 464,602.86	$ 486,415.00	$ 508,243.63	$ 606,850.00	$ 609,000.00
421006 TD Bank Interest Income				13,241.44		11,046.88	8,500.00	11,000.00
NET OPERATING INCOME	$ 26,190.00	$ 50,955.42	$ 26,540.00	-$ 454.31	$ 47,085.00	-$ 35,173.84	$ 22,650.00	$ 21,000.00
583100 Principal (payments)	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 38,486.25	$ 21,000.00	$ 38,486.25	$ 21,000.00
572100 Building Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
NET INCOME AFTER DEBT SERVICE	$ 5,190.00	$ 29,955.42	$ 5,190.00	-$ 21,454.31	$ 8,598.75	-$ 56,173.84	-$ 15,836.25	$ 0.00

Statement of Activity
Wakeman Town Farm
July 1, 2025-April 30, 2026

Revenue	
450802 LogoWear & Promotional Sales	2,438.25
460801 Program Fees	
4608011 Farm & Summer Camp Revenue	141,706.64
4608012 Kitchen Program Revenue	67,275.55
4608013 Farm Tours	10,870.00
4608014 Lectures	8,133.45
4608015 Dinner & Meals Programs	27,964.93
Total for 460801 Program Fees	**255,950.57**
460802 Farmstand Sales	28,999.69
479000-9221 Farm on the Go	12,000.00
479801 Donations	
479801-01 Unrestricted Donation Revenue	19,789.15
479801-011 Harvest Fest (Tickets & Donations)	123,625.00
479801-012 Sponsorships	
479801-013 Annual Appeal	4,786.02
Total for 479801-01 Unrestricted Donation Revenue	**148,200.17**
479801-02 Temporarily Restricted Revenue	
479801-021 Grants	
479801-029 Animals & Animal Care	15,960.00
479801-030 Barn Renovations	
Total for 479801-02 Temporarily Restricted Revenue	**15,960.00**
Total for 479801 Donations	**164,160.17**
479802 Rentals & Public Events	
4798021 Rentals - Private Events	26,503.50
4798024 Public Events	15,719.25
Total for 479802 Rentals & Public Events	**42,222.75**
479803 Online Payment Fees	
4798033 Square Fees	-3,458.40
4798034 QuickBooks Payments Fees	-748.14
Total for 479803 Online Payment Fees	**-4,206.54**
Total for Revenue	**501,564.89**
Gross Profit	**501,564.89**
Expenditures	
511000 Steward Salaries	21,563.00
511020 Farm & Administrator Salaries	
5110202 Special Events Manager	74,184.04
Total for 511020 Farm & Administrator Salaries	**74,184.04**

513000 Program Staff/Extra Help/OT	
5130002 Summer Camp Counselors	26,913.38
5130004 Kitchen Staff	19,402.50
5130005 Farmers & Animal Care	45,592.50
5130006 Educational Staff	75,886.21
Total for 513000 Program Staff/Extra Help/OT	**167,794.59**
521000 Social Security	7,215.00
531802 Fundraising & Promotional Expenses	41.66
5318021 Fundraising Event Expenses	14,884.35
5318022 Promotional Materials	485.00
5318023 CRM Donor Management System	305.52
Total for 531802 Fundraising & Promotional Expenses	**15,716.53**
545000 Building Maintenance	
5450001 Appliance repair & maintenance	1,947.74
5450002 Kitchen Supplies (under $500)	1,129.28
5450003 Kitchen/Interior Cleaning	9,465.22
5450005 Building Repairs & Maintenance	4,988.33
Total for 545000 Building Maintenance	**17,530.57**
545010 Farm Grounds Maint & Animals	
5450101 Veterinary Care	3,712.45
5450102 Animal feed and general care	7,480.58
5450103 Gardening Supplies	2,698.05
5450104 Farm Grounds Maintenance Supplies	7,211.53
5450105 Garbage & Snowplow services	354.00
Total for 545010 Farm Grounds Maint & Animals	**21,456.61**
551000 Communications, Advertising & Administration	
5510001 Business Account Fees	6,161.60
5510002 Advertising	1,625.00
5510003 Telephone & Internet	3,572.75
5510004 Office supplies	723.40
5510005 Bookkeeping	13,780.00
Total for 551000 Communications, Advertising & Administration	**25,862.75**
566101 Propane Gas	1,192.50
566200 Electricity	9,659.14
566400 Water	3,412.38
588000 Education & Program Supplies	
5880001 Classroom Supplies (non-food)	889.61
5880002 1099 Kitchen Instructors	16,220.00
5880003 Food/Kitchen Purchases	6,524.79
Total for 588000 Education & Program Supplies	**23,634.40**
588094 Community & Farm Events	207.20
5880941 Public Event Expenses	12,857.63
5880942 Farmstand Sales Wholesale Purchases	7,773.72

5880944 Guest Instructor Fees - Programs	35,011.11
5880945 Seasonal Decorations	151.45
Total for 588094 Community & Farm Events	**56,001.11**
Total for Expenditures	**445,222.62**
Net Operating Revenue	**56,342.27**
Net Other Revenue	
Net Revenue	**56,342.27**

Accrual Basis Wednesday, May 06, 2026 02:46 PM GMT-04:00

Policy and Procedures on Reporting and Accountability
Between Wakeman Town Farm and the Town of Westport

WAKEMAN TOWN FARM AND SUSTAINABILITY CENTER
134 Cross Highway, Westport, CT 06880

1. The Town of Westport ("Town") owns 100% of the real property together with the buildings and improvements located thereon at 134 Cross Highway, Westport, Connecticut on which the Wakeman Farm and Sustainability Center (the "Farm") is situated. The Town desires to preserve the Farm as a town farm for the benefit of its residents, and the Town desires to conduct and manage programs at the Farm for the purpose of educating the community with respect to local food production, responsible land stewardship and sustainable practices.

2. The First Selectman shall appoint the members of the Wakeman Town Farm ("WTF") Committee (the "Committee"), which shall function as its Board of Directors to establish Farm policy and to oversee the programs and management of the Farm in accordance with policies and procedures of the Town. The Committee may make recommendations to the First Selectman for new members and re-appointments. The First Selectman may appoint from those recommended by the WTF as well as from other sources. The First Selectman appoints members to serve a three or four year term. The terms will be staggered so as to maintain continuity.

3. Meetings and agendas of the Committee shall be duly noticed in a timely manner on the Town's website. Meetings shall be open to the public except as otherwise permitted by law. Minutes of all public meetings of the Committee shall be posted on the Town website.

4. The Executive Director and Resident Caretaker of WTF is engaged and employed by the Town of Westport and reports to the First Selectman, or assigned designee. The Executive Director is subject to an Employment Agreement approved by the Board of Selectmen. The Executive Director, shall, among other things, establish and conduct programs for responsible land stewardship; work with the Committee, and its volunteers, to oversee the safety and security of the Farm; and maintain and preserve the Farm, including the grounds, gardens, crops, livestock and other animals, as a farm for the benefit of the Town.

5. The Town shall be responsible for structural repairs of a capital nature including, but not limited to, the roof, chimney, windows and exterior maintenance, as well as the repair or replacement of major systems on the property such as the HVAC, plumbing, electrical and septic. The Executive Director shall promptly report any issues or serious concerns with the physical structures of the WTF or the operations of the Farm to the Town via the First Selectman's assigned designee.

6. The WTF shall be responsible for ongoing normal repairs and maintenance of the Farm including, but not limited to, cleaning, interior painting, floor maintenance, chimney and annual furnace/AC cleaning and maintenance, septic system cleaning, grounds maintenance, snow plowing and sidewalk clearing, as well as maintenance and replacement of all kitchen/house appliances, bathroom fixtures and any unique equipment installed by the WTF as part of its programming. The WTF shall maintain the Farm and the grounds in a safe and state of good repair at all times.

ORIGINAL

7. The Executive Director reports to the Chair of the Committee for the day-to-day operation of the Farm. The Committee shall provide general guidance to the Executive Director on the goals, directions and plans for WTF. All financial decisions in excess of $1,000 shall be proposed, approved and are the responsibility of the Committee. The Executive Director shall carry out the directives of the Committee. In the event of disagreement, the matter shall be discussed with the First Selectman or assigned designee.

8. Formal Evaluation of the Wakeman Town Farm Executive Director shall take place on an annual basis during the month of April by the Committee in consultation with the First Selectman or assigned designee. The First Selectman, in consultation with the Committee, shall make decisions on the renewal of the employment agreement with the Executive Director. Changes to the employment agreement, compensation and duties may be recommended by the Chair of the Committee, but must be approved by the Committee and the First Selectman to be effective.

9. The Committee shall provide the Town with a bi-annual report on its operations and financial status during the months of June and December. The Farm's fiscal year shall be the same as the Town of Westport, which is currently from July 1 to June 30. The Farm shall create yearly budgets and account for all revenues and expenditures throughout the year. The Farm's accounts are currently included within the Department of Parks and Recreation. All revenues and expenses will be segmented into separate funds (i.e. Wakeman Farm Fund and Wakeman Farm Capital Fund) established by the Town. Surplus funds will be accumulated and utilized exclusively for farm operations and capital projects.

10. On an annual basis the Committee, the Executive Director, the First Selectman and assigned designee shall meet to review and discuss the operations of the Farm including, but not limited to its programs, participants, achievements, finances, fundraising, plans for the new year, issues, proposed changes and any other items of interest or importance. The Town may request a briefing from the Committee at any time on the general status of the operation of Wakeman Town Farm.

11. The Town of Westport Parks and Recreation Department shall provide administrative support and ensure compliance with Town of Westport policies and procedures relating to purchasing, procurement, hiring, and personnel management. Additionally, the Parks and Recreation Department will provide an online platform for program registration and assist in the promotion of the Farm and its activities including coordination of a presence on the Town of Westport Website.

12. The Town of Westport reserves the right to reclaim the property in the event it is necessary for other municipal use.

13. The Committee will coordinate with the Westport Public Works Department on all aspects of renovations and new construction with regard to the WTF. All construction work will be publically bid as appropriate and in accordance with Town procedures and in coordination with the Public Works Department. All necessary approvals and permits will be obtained from the requisite Town land use and building agencies in advance of any work being commenced.

14. All cash payments received by the WTF for any classes, events etc. will be recorded as revenue with the Town and deposited as soon as reasonably possible and in no circumstances later

than one week from date of collection. Under no circumstances shall payments be made to vendors or any others from the cash receipts of an event. Payments shall be made via check from an appropriate account processed through the requisition module in MUNIS so the transactions can be properly recorded as expenses.

15. Cash transactions for events/classes etc. shall be accompanied by a note signed by two program personnel which correspond to the amount of cash received and which provides an audit trail. These notes/receipts shall be retained by the Parks and Recreation Department for a period of one year.

16. The WTF shall utilize the Town's MUNIS financial system to record all financial transactions. The MUNIS system will serve as the basis for any reconciliation of WTF accounts to the Town's accounting system as the Town wishes to undertake.

17. The WTF shall work with the Town Finance Department to reduce the amount of accounts currently existing and being utilized by creating sub-accounts under major accounts.

Acknowledgements:

Name Christy Carlucci Date 1/7/2016
Wakeman Town Farm
Co-Chair

Name Liz Milne Date 1/7/2016
Wakeman Town Farm
Co-Chair

James S. Marpe, First Selectman Date 1/5/16

Jennifer A. Fava, Parks & Recreation Director Date 1/6/16