

PLANNING AND ZONING COMMISSION  
TOWN OF TRUMBULL

**REQUEST FOR ZONE CHANGE**

Date: August 29, 2024

Name of Applicant: Angelo Magliocco Phone # 203 913-3309

c/o John W. Knuff, Hurwitz, Sagarin, Slossberg & Knuff, LLC  
Address of Applicant: 135 Broad Street, Milford, Connecticut 06460 (203) 877-8000

Email address: c/o JKnuff@hssklaw.com

Location of Property: See Exhibit A attached

Present Zoning District Residence A

Proposed Zoning District B-C Long Hill Green

See Exhibit A attached  
Assessor's Map No. \_\_\_\_\_ Parcel No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Legal Description, on separate sheet, to be attached hereto.

Owner of Record: See Exhibit A attached

c/o John W. Knuff, Hurwitz, Sagarin, Slossberg & Knuff, LLC  
Address of Owner of Record: 135 Broad Street, Milford, Connecticut 06460 (203) 877-8000

Reason for Hearing: Re-Zoning of Properties

Signature of Applicant: \_\_\_\_\_

By John W. Knuff, Agent

Signature of Owner: \_\_\_\_\_

By John W. Knuff, Agent

**A FEE IN THE AMOUNT OF \$460.00 MUST ACCOMPANY THIS APPLICATION.  
Make check payable to TOWN OF TRUMBULL.**

**A 500 FOOT RADIUS MAP MUST ACCOMPANY THIS APPLICATION.**

**EXHIBIT A**  
**Zone Change Application**

**Location of Property:** 107 Broadway  
**Assessor's Map:** E/03/00096/000  
**Volume/Page:** 716/193  
**Owners:** Albert C. Song and Mary M. Song  
**Contract Purchaser:** Angelo Magliocco

**Location of Property:** 6600 Main Street  
**Assessor's Map:** D/03/00195/000  
**Volume/Page:** 698/518  
**Owners:** Charles W. Blake and Adelaide Blake  
**Contract Purchaser:** Angelo Magliocco

**Location of Property:** Main Street (unnumbered)  
**Assessor's Map:** D/03/00194/000/  
**Volume/Page** 1583/781  
**Owner:** Mark Provenzano  
**Contract Purchaser:** Angelo Magliocco

NEAL K. JAIN  
LICENSED LAND SURVEYOR  
**LAND SURVEYING SERVICES**

1275 POST ROAD; SUITE A-20, FAIRFIELD, CT 06824  
OFFICE: (203) 522-4177, FAX: (203) 615-0123

**MAIN STREET**

Beginning at the Southern Corner of 6600 Main Street;  
thence N 50°57'15" W a distance of 312.18' to a point;  
thence with a curve turning to the right with an arc length of 93.91', with a radius of 675.47', with a chord bearing of N 46°58'17" W, with a chord length of 93.83', to a point;  
thence N 75°55'02" E a distance of 414.51' to a point;  
thence S 59°36'01" E a distance of 116.12' to a point;  
thence S 60°01'02" E a distance of 8.88' to a point;  
thence S 60°01'00" E a distance of 3.16' to a point;  
thence S 59°38'52" E a distance of 74.05' to a point;  
thence S 56°53'54" E a distance of 40.76' to a point;  
thence S 62°15'32" E a distance of 42.91' to a point;  
thence S 42°43'06" W a distance of 41.38' to a point;  
thence S 62°29'03" E a distance of 66.92' to a point;  
thence S 88°08'39" W a distance of 132.20' to a point;  
thence S 74°25'45" W a distance of 39.36' to a point;  
thence S 72°17'11" W a distance of 144.68' to a point;  
thence S 32°11'28" W a distance of 114.54' to the point of beginning;  
having an area of 116,222 square feet, or 2.668 acres.



Form of Connecticut WARRANTY DEED SURVIVORSHIP INDIVIDUAL  
REV 6/78

TITLE INSURANCE & TRUST COMPANY  
OF CONNECTICUT

Vol. 716 Page 193

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, John W. Gordon, Jr.  
of the Town of Trumbull, County of Fairfield and State of Connecticut

for the consideration of TWO HUNDRED EIGHTEEN THOUSAND (\$218,000.00) DOLLARS  
received to me full consideration of

ALBERT C. SONG and MARY N. SONG of the Town of Stamford, CT  
County of Fairfield and State of Connecticut  
do give, grant, bargain, sell and convey unto the said

ALBERT C. SONG and MARY N. SONG

and unto the survivor of them, and unto each survivor's heirs and assigns forever

All that certain piece or parcel of land described in Schedule A  
attached hereto

State of Connecticut  
23rd June 1990 \$1090.00

To Have and to Hold the above granted and bargained premises, with the appurtenances thereto, unto them the  
said grantors, and unto the survivor of them, and unto each survivor's heirs and assigns forever, to them and their heirs forever  
and to their heirs.

And Also, I the said grantor do for my heirs, executors,  
administrators, and assigns, covenants with the said grantors and with the survivor of them, and with each survivor's heirs,  
and assigns, that as and until the revocation of these presents I am well and lawfully seised of the  
premises, as a good and lawful estate in fee simple; and I have good right to bargain and sell the same in  
maner and form as is above written, and that the same is free from all incumbrances whatsoever, except as hereinafter  
mentioned.

And Furthermore, I the said grantor do by these presents bind myself  
and my heirs, and assigns forever to warrant and defend the above granted and bargained  
premises to them the said grantors, and to the survivor of them and to each survivor's heirs and assigns, against all  
claims and demands whatsoever, except as hereinafter mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 29th  
day of June in the year of our Lord nineteen hundred and ninety

Signed, Sealed and Delivered in presence of

Sheryl A. Shaughnessy  
Suzanne A. Shaughnessy

John W. Gordon, Jr.  
John W. Gordon, Jr.

State of Connecticut

County of Fairfield

County of FAIRFIELD

On this 29th day of June

Sheryl A. Shaughnessy

John G. Gordon

known to me for satisfactorily proved to be the person whose name  
subscribed to the within instrument and acknowledged that he executed the same for the purposes therein recited,  
as a is for act and deed.

In Witness Whereof, I have hereunto set my hand and official seal

Notary Public for the State of Connecticut

No. and Street 107 Broadway

(City Trumbull)

State Connecticut Zip 06411

Sheryl A. Shaughnessy  
Sheryl A. Shaughnessy  
Commissioner of the Superior Court  
Title of Office

716 194

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon, situated in the town of Trumbull, County of Fairfield and State of Connecticut, known and designated as Lot No. 2, as shown on a certain map entitled "Subdivision Map of Property Located on Broadway, Trumbull, Connecticut, Prepared for Atty. John J. Hunt, dated June 1, 1982, revised August 26, 1982, made by J & D Kasper & Associates", and on file in the Trumbull Town Clerk's Office as Map #2210, bounded as follows:

- NORTHWESTERLY:** in part on land now or formerly of Adelaide Fatit-Cuenot, 55.82 feet, and in part on land now or formerly of Hugo F. Provenzano, 188.60 feet, in all 344.42 feet;
- NORTHEASTERLY:** on land now or formerly of Fred L. and Violet Sandra, 160.88 feet;
- NORTHWESTERLY AGAIN:** on land now or formerly of said Fred L. and Violet Sandra, 160.57 feet;
- NORTHEASTERLY AGAIN:** on Broadway, 118.41 feet;
- SOUTHEASTERLY:** on land of James Anderson, being Lot No. 1 on said map, 182.48 feet;
- SOUTHWESTERLY:** on land now or formerly of Roger Peet, 59.64 feet;
- SOUTHERLY:** on land now or formerly of Eleanor L. Tower by an irregular line, in all, 316.34 feet.

SUBJECT TO:

1. Such building lines and zoning regulations as may have been established by the Town of Trumbull.
2. Taxes on List of October 1, 1989, which the Grantee herein assumes and agrees to pay.
3. Fire District taxes, which the Grantee herein assumes and agrees to pay.

FROM ELEANOR L. TOWER, GRANTEE, HEREIN  
 RECEIVED BY RECORDS - June 29 1990  
 423 PM [Signature]  
 TOWN CLERK

04773

Return to: *Kelly Vazzano, Esq.*  
*2450 Huntington Ave*  
*Trumbull, CT 06611*

YOL 1583 PAGE 0781



Doc ID: 002548090002 Type: LAN  
 Book 1583 Page 781 - 782  
 Filed 4773

**TRUSTEE'S DEED**

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

KNOW YE, That Shawn K. Splan, Successor Trustee of the Hugo F. Provenzano, Sr. Revocable Trust Agreement dated July 21, 2006, herein designated as the Grantor, for the consideration of Sixty Five Thousand (\$65,000.00) Dollars, received to his full satisfaction from Mark Provenzano, whose mailing address is 167 Broadway Road, Trumbull, Connecticut, herein designated as the Grantee, does hereby give, grant, bargain, sell and convey to the Grantee, with TRUSTEE'S COVENANTS, his heirs and assigns forever

*(X)*

All that certain piece or parcel of land, situated in the Town of Trumbull, County of Fairfield and State of Connecticut, known and designated as Lot No. 2 as shown on a certain map entitled, "Map Prepared for Arthur Gabler, Trumbull, Conn.", dated August 1971, made by Raymond A. MacMath, R.L.S., Scale 1" = 40', and on file in the Office of Town Clerk as Map No. 1660, said premises being more particularly bounded and described as follows:

NORTHERLY:	By land now or formerly of Leonard R. and Ann M. Provenzano, as shown on said map, 410.349 feet;
EASTERLY:	By land now or formerly of Fred and Violet Sendra, 125.001 feet;
SOUTHERLY:	By Lot No. 1 as shown on said map, 188.603 feet;
WESTERLY:	By land now or formerly of Adelaide F. Petit-Cuenot, 126.965 feet;
SOUTHERLY AGAIN:	By land now or formerly of Adelaide F. Petit-Cuenot, 187.155 feet;
WESTERLY AGAIN:	By Newtown Turnpike as shown on said map, 231.582 feet.

**Subject to:**

1. Any and all provisions of any ordinance, municipal regulation or public or private law, including Inland/Wetland Regulations.
2. Taxes due the Town of Trumbull on the Grand List of October, 2010, and thereafter, which the Grantee herein assumes and agrees to pay.
3. Notes as shown on Map No. 1660.

Conveyance Tax Received  
 Suzanne Burr Monaco  
 State Town Clerk of Trumbull Town

*487.90*

*162.50*

C 22 - First Class DEED - SURVIVORSHIP - LONG

VOL 698 PAGE 518

ALL-STATE LOGAN SUPPLY CO.  
100 Shattuck St., Northbrook, MA 01862

**To all People to Whom these Presents shall Come**  
Know that, **ADELAIDE BLAKE**, 6600 MAIN STREET, TRUMBULL, CONNECTICUT

for the consideration of Love and Affection  
received to her full satisfaction of **CHARLES W. BLAKE AND ADELAIDE BLAKE**

do by these presents remise, release and forever Quit-Claim unto the said **CHARLES W. BLAKE AND ADELAIDE BLAKE**

and unto the survivor of them and unto such survivor's heirs and assigns forever, all the right, title, interest,  
claim and demand whatsoever as she the said releasor have or ought to have in or to

All that certain piece or parcel of land with the buildings thereon standing located  
in the Town of Trumbull, County of Fairfield and State of Connecticut, being  
further bounded and described as follows:

- NORTH:** On land now or formerly of Arthur Gabler, 200 feet;
- EAST:** On land now or formerly of Arthur Gabler, 134 feet;
- SOUTH:** On land now or formerly of Arthur Gabler in part, and in part on land now  
or formerly of the Estate of Peter Gabler, in all, 183 feet;
- WEST:** On the Bridgeport-Newtown Turnpike, 157 feet.

Said premises are subject to all encumbrances as of record may appear.

No Conveyance Tax Collected  
Nancy M. Brown  
Town Clerk of Trumbull

**To Have and to Hold** the premises, with all the appurtenances, unto the said Releasees and unto  
the survivor of them and unto such survivor's heirs, and assigns forever, so that neither she the Releasor  
nor her heirs nor any other person under her or them shall hereafter have any

W 085 210