

**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

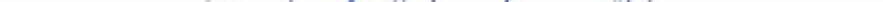
Address of Owner of Record: c/o John W. Knuff, Hurwitz, Sagarin, Slossberg & Knuff, LLC
135 Broad Street, Milford, Connecticut 06460 (203) 877-8000

Reason for Hearing: **Re-Zoning of Properties**

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1936-1940

Signature of Applicant: 

Signature of Applicant: By John W. Knuff, Agent

Signature of Owner: 

By John W. Knuff, Agent

3. ПРЕДСТАВЛЕНИЕ ПРОДУКТОВЫХ ПОДСЕКТОРОВ В СИСТЕМЕ ОЦЕНКИ ПОДДЕРЖИВАЕМЫХ АКТИВОВ

A FEER IN THE AMOUNT OF \$460.00 MUST ACCOMPANY THIS APPLICATION.

A 500-FOOT PADING MAY BE REQUIRED AROUND THE APPLICATION AREA.

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 4/74

Vol. 716 Int 193

TYPED OR PRINTED IN INK OR TYPE
PRINTED IN INK OR TYPE

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

I, John W. Gordon, Jr.
of the Town of Trumbull, County of Fairfield and State of ConnecticutAt the consideration of TWO HUNDRED EIGHTEEN THOUSAND (\$218,000.00) DOLLARS
Received by me, the undersigned ofALBERT C. SONG and MARY H. SONG of the Town of Stratford, CT
County of Fairfield and State of Connecticut
do give, grant, bequeath, will and remand unto the said

ALBERT C. SONG and MARY H. SONG

and unto the survivor of them, and unto such survivor's heirs and executors forever

All that certain piece or parcel of land described in Schedule A
attached heretoDate First Received State
23rd day of June of 1990.00To Have and to Hold the above granted and bequeathed premises, with the appurtenances thereto, unto them
and survivors, and unto the survivor of them, and unto such survivor's heirs and executors forever, to them and theirs a proper
use and behoof.And Also, I the said grantor do for my heirs, executors,
administrators, and assigns, covenant with the said grantee and with the survivor of them, and with such survivor's heirs
and executors, that as and until the revoking of these presents I am relieved of the
possession, as a good and valuable estate in \$218,000.00 and I have good right to bequeath and sell the same in
manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as hereinafter
stated.And Furthermore, I the said grantor do by these presents bind myself and
my heirs, executors, and assigns forever to warrant and defend the above granted and bequeathed
premises to them the said grantee, and to the survivor of them and to such survivor's heirs and executors, against all
claims and demands whatsoever, except as hereinafter contained.In witness Whereof, I have hereunto set my hand and seal the 29th
day of June in the year of our Lord one thousand nine hundred and ninety

Signed, Sealed and Delivered in presence of

Sheryl A. Shaughnessy
Sherriff, State of ConnecticutJohn W. Gordon

State of Connecticut

County of FAIRFIELD | as, Fairfield

On the 29th day of June 1990, before me, the undersigned officer, personally appeared

Sheryl A. Shaughnessy John G. Gordon known to me as a notary public to be the person whose name
subscribed to the within instrument and acknowledged that he executed the same for the purpose therein mentioned,
as a true fact and deed.

In witness Whereof, I hereunto set my hand and official seal

Last address of Deedee

No. and Street 107 Broadway

City Trumbull

State Connecticut Zip 06611

Sheryl A. Shaughnessy
Sherriff, State of Connecticut
Commissioner of the Superior Court
Title of Officer

716 ex 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 Petit-Cuinet, 55.52 feet, and in part on land now or formerly of Hugo F. Provenzano, 188.60 feet, in all 344.12 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. Toner by an irregular line, in all, 316.24 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, 1982, which the Grantee herein assumes and agrees to pay.
3. Fire District taxes, which the Grantee herein assumes and agrees to pay.

FROM RECORDS OF THE TRUMBULL TOWN CLERK'S OFFICE
RECORDED ON REC'D. DATE 29/10/90
IN 423 P.D. RECORDS
CITY OF TRUMBULL, CONNECTICUT

04773

VOL 1583 PAGE 0781

Return to: Kellee Vassan, Esq.
24 Huntington Park
Trumbull, CT 06611

Barcode
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

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. 1680, 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 Sandra, 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, 231.592 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. 1680.

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

487.50

162.50

C 22 - Court Clerk 6000 - SURVEYORSHIP - LONG

RECEIVED VOL 698 PAGE 518

ALL-STATE LEGAL SUPPLY CO.
100 S. STATE ST., MONTGOMERY, N.Y. 10542

Call People to Witness this Deed and their Clothing
Know Ye, That ADELAINE 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 release, 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 Relator 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 Releases and unto
the survivor of them and unto such survivor's heirs, and assigns forever, so that neither the Relator
nor her heirs nor any other person under her or them shall hereafter have any

AM 898 12/19