

Town of Newington  
Town Planning and Zoning Commission  
200 Garfield Street  
Newington, CT 06111

Bituminous Equipment, LLC  
15 Holmes Road  
Newington, CT 06111

April 9, 2025

RE: Special Permit for New Vehicle Dealership

To whom it may concern,

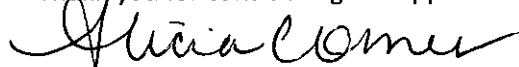
We are a small business in town representing a construction equipment manufacturer, E.D. Etnyre, as a regional dealer. The manufacturer produces asphalt paving equipment and trailers that are primarily built to customer order. Our business model is to primarily provide parts for this equipment, however as a part of this business we will also be selling new un-titled vehicles built by E.D. Etnyre. As such, we require the legal ability to transfer vehicle titles and certificates of origin, as any typical car dealership would to a buyer. We are required to follow CT DMV and local regulations as if we were a large consumer dealership. The number of vehicles which will be sold and pass through the property is likely less than 10 annually. The DMV regulations are not scaled based on the size or type of dealership, and we must follow the procedures and application process as such. We have applied for a special permit to operate a vehicle dealership at 15 Holmes Road, in pursuant of the CT DMV dealer's license.

The property where we reside is in an Industrial (I) zone, which through special permit can be granted by the Commission to operate a retail vehicle business. The subject property has previously been granted permission as a construction yard and industrial storage. As a built-to-order construction equipment representative, we will not have vehicles or equipment on display/stocking. The only entrance and exit of such vehicles are from the rear of the building. Any short-term parking of sold equipment will remain within the interior industrial space designated on the plot plan for Bituminous Equipment or within the area immediately outside this area, which is currently an accepted construction equipment yard.

No changes to the building, site or roadside appearance will be made. The nature of the property will continue to operate as a construction yard with the other tenants of the property, Stamm Construction and Comer Contracting, Inc. whom have long term leases in place. There will be no increased traffic, wastewater or stormwater discharge due to our utilization of the property. In addition, we do not request, or require exterior signage. The motoring public, and adjacent property owners will not recognize a change in property use. Our hours of operation will be 8:00am-4:00pm, Monday through Friday, Closed Saturday and Sunday.

We have attached the most recent approved site plan, designating the interior space which our business will occupy. We have also provided interior sketches showing the interior space as it is to be presented with our CT DMV application.

Thank you for considering our application and unique operating circumstance.



Alicia Comer  
Managing Member  
Bituminous Equipment, LLC.