



PDS ENGINEERING &
CONSTRUCTION, INC

April 17, 2025

Town of Newington
Town Planner
200 Garfield Street
Newington, CT 06111

Attention: Mr. Paul Dickson; Town Planner

Reference: Attention to Detail
40 Commerce Court

Subject: TPZ Application for Special Permit

Attention to Detail, presently located in Middletown, CT, are in negotiations to purchase the property at 40 Commerce Court to relocate their business. Attention to Detail is an Automotive Service/Repair Use mainly for Vehicle Calibration and Customization and will require a Special Permit (Sec.3.17.8).

The current property is occupied by Progressive Insurance. An owner's Letter of Authorization is being submitted with the TPZ Application, allowing ATD Realty to submit for a Special Permit.

The application section in the Industrial Zone is:

3.17.8 Service, sale, repair, rental or storage of motor vehicles in accordance with Section 6.11 and Section 5.2 and 5.3 of the Zoning Regulations (effective 07/31/2019).

The changes to the 2005 approved site plan include the removal of an existing canopy on the West side of the building and the installation of 6 overhead doors.

There are also 3 new overhead doors on the East side.

Sincerely,

William Jodice, President
PDS Engineering & Construction, Inc.

Special Permit Request – 40 Commerce Court, Newington, CT

Submitted by: Attention To Detail (CT Truck and Van) & TechZone LLC

Purpose of Request

We are seeking a Special Permit to relocate our two businesses from DeKoven Drive in Middletown, CT, where we have operated for the past 25 years, to a new facility at 40 commerce Court, Newington, CT.

Current Business Operations

1. Attention To Detail (CT Truck and Van)

Licensed under the State of Connecticut as a repairer (per DMV Statue 14-51) this business specializes in automotive accessories, including:

- Installation of leather seat covers
- Shelving and ladder racks for contractor vans
- Truck accessories (e.g., tonneau covers, step bars, floor mats)
- Safety lighting and other vehicle safety products

Note: Under CT DMV Statute 14-51, upholstery work involving assembly or disassembly of seats requires a repair license. No mechanical repair work is performed, i.e. oil changes, parts replacements at this location.

2. TechZone

Also operated from our current Middletown location is TechZone, which offers mobile diagnostics and calibration services for modern automotive safety systems, such as:

- Radar-guided cruise control
- Blind spot detection
- Automatic braking systems
- Lane departure warning systems

These services are carried out using factory scan tools and physical calibration targets. Adjustments are electronic, not mechanical, and the majority of the work is completed offsite at customers location. Some vehicles require an empty controlled space to complete calibrations – these are done at our location. Per DMV Statute 14-51, this service constitutes “adjusting” of an automobile and therefore a Repairers License is required.

Our current facility is located in Middletown’s downtown business district which required us to obtain a special exception permit to operate. We have co-existed with no issues for 25 years. Both businesses operate with standard hours of 8AM – 6PM, Monday through Friday, and Saturday from 9AM – 1PM.

With this relocation we hope to add 3 to 5 jobs. This will also bring many desirable products and services to Newington Residents.