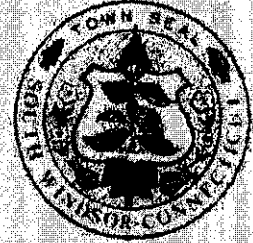


TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM



Application Number: \_\_\_\_\_  
Official Receipt Date: \_\_\_\_\_  
Munis Application #: \_\_\_\_\_

APPLICANT: RTT, LLC  
PROJECT NAME: RTT, LLC - TRANSFER FROM REPAIR TO USED DEALER LICENSE  
COMPLETE LOCATION OF PROPERTY: 1505 JOHN FITCH BLVD, SOUTH WINDSOR CT 06074  
OWNER OF RECORD ON LAND RECORDS: JOHN FITCH 1505, LLC  
OWNER ADDRESS: 1/6 FRANCIS J. AMODIO, 50 VOLPE RD, BOLTON CT 06043  
GIS PIN # \_\_\_\_\_ ZONE I

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:  
ERNESTO AULET, 1505 JOHN FITCH BLVD, UNIT B, SOUTH WINDSOR CT 06074, 860-944-6778, RTT.LLC@YAHOO.COM Estimated presentation time: 5 MIN

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)  
☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)  
☐ Subdivision ☐ Minor ☐ Major  
☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major  
☐ Conditional Subdivision  
☒ Special Exception to Table 4.1.1A (Public Hearing and Certificate of Mailing Required)  
☐ Site Plan of Development ☐ New ☐ Modification Building(s) Sq Ft \_\_\_\_\_  
☐ General Plan of Development  
☐ Earth Filling (Sec. 7.5) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)  
☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)  
☐ Temporary and Conditional Permit (Public Hearing Required) for \_\_\_\_\_  
☐ Temporary and Conditional Permit Renewal for \_\_\_\_\_  
☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)  
☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_  
☐ Other (explain in detail) \_\_\_\_\_

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Signature of Applicant

ERNESTO AULET  
Print Name of Applicant

Signature of Property Owner

FRANCIS J. AMODIO, MEMBER LLC  
Print Name of Property Owner

Revised 1/15/2020

TO: TOWN OF SOUTH WINDSOR / PLANNING DEPARTMENT

FROM: ERNESTO AULET , MANAGER/ MEMBER OF RTT, LLC

MARCH 06, 2021

TO WHOM IT MAY CONCERN:

I AM REQUESTING A TRANSFER OF MY CURRENT CT AUTO REPAIR LICENSE TO A CT USED CAR DEALER LICENSE . IF A SPECIAL EXEMPTION FOR THE CHANGE CAN BE GRANTED I WILL ASSURE THE TOWN OF SOUTH WINDOR THAT THERE WILL BE NO MATERIAL CHANGE IN THE APPEARANCE AND OPERATION OF MY CURRENT ALLOWED USE AS A CT AUTO REPAIR SHOP. I AM REQUESTING THE CHANGE OF MY CURRENT LICENSE FOR THE SOLE PURPOSE OF ALLOWING ME TO ATTEND AND PARTICIPATE IN LOCAL AUTO / TRUCK AUCTIONS. WITH A CT USED DEALER LICENSE I WILL BE ABLE TO PERIODICALLY UPGRADE MY TRUCK / TOWING FLEET AT A MUCH LOWER COST FACTOR. THIS LOWER COST FACTOR WILL ENHANCE THE OVERALL QUALITY AND EFFICIENCY OF MY REPAIR AND TOWING OPERATIONS.

IN SUMMARY, I HONESTLY FEEL THAT IF THIS SPECIAL EXEMPTION IS GRANTED THAT THE FOLLOWING ARE TRUE:

THERE WILL BE NO ADVERSE ENVIRONMENTAL IMPACT.

THERE WILL BE NO ADDITIONAL IMPACT ON LOCAL INFRASTRUCTURE SUCH AS ROADS, DRAINAGE UTILITIES, SIDEWALKS OR OTHER ELEMENTS.

SURROUNDING PROPERTIES VALUES WILL BE PRESERVED AND THE GENERAL WELFARE OF THE COMMUNITY WILL BE SERVED BY MAINTAINING BALANCE BETWEEN NEIGHBORHOOD ACCEPTANCE AND COMMUNITY NEEDS.

NO ADDITIONAL TRAFFIC OR OTHER HAZARDS WILL BE CREATED.

NO ADVERSE EFFECTS WIL BE CREATED ON EXISTING USES IN THE AREA.

ALSO, I WOULD BE WILLING TO ACCEPT A PROVISION THAT WOULD PROHIBIT ME FROM HAVING ANY CARS OR TRUCKS FOR SALE ON THIS PROPERTY.

LASTLY, I WILL ABSOLUTELY CONTINUE TO OPERATE A FIRST CLASS BUSINESS AND BE AN ASSET TO THE TOWN OF SOUTH WINDSOR.

SINCERELY,



ERNESTO AULET



1812390NM0076

## Recorded:

Adam J. Teller  
24 Chas. St.  
East Hartford, CT 06108

00171

**STATUTORY FORM  
ADMINISTRATRIX'S DEED**

KNOW YE, THAT I, MARY SZABO, of the Town of East Windsor, County of Hartford and State of Connecticut, duly qualified and authorized Administratrix of the ESTATE OF PAUL SZABO, late of East Windsor, Connecticut, by virtue of a Fiduciary Probate Certificate dated April 8, 2018,

for CONSIDERATION PAID OF SIXTY FIVE THOUSAND AND 00/100THS (\$65,000.00) DOLLARS

grant to JOHN FITCH 1805, L.L.C., a Connecticut limited liability company with an office in the Town of South Windsor, County of Hartford and State of Connecticut, with ADMINISTRATRIX'S COVENANTS.

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of South Windsor, County of Hartford and State of Connecticut, known as 1805 John Fitch Boulevard, and more particularly bounded and described as follows:

**NORTHERLY:** by land now or formerly of Elaine B. Philip, two hundred seventy-seven and seventy-six one-hundredths (277.76) feet;

**EASTERLY:** by John Fitch Boulevard, also known as United States Route 85, one hundred thirty-four and forty-eight one-hundredths (134.48) feet;

**SOUTHERLY:** by other land now or formerly of Morton Shmelman and Joseph B. Vinick, Trustees, three hundred twenty-eight and sixteen one-hundredths (328.16) and

**WESTERLY:** by other land now or formerly of Morton Shmelman and Joseph B. Vinick, Trustees, one hundred twenty-five (125) feet.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Second installment of taxes due the Town of South Windsor on the List of October 1, 2018, and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Utility right-of-way as cited in Deed of Morton Shmelman, et al to Anne W. MacArthur dated 11/2/71 and recorded 11/4/71 in Volume 144 at Page 49 of the South Windsor Land Records.

CONVEYANCE TAX RECEIVED

STATE \$151.97 LOCAL \$112.29

TOWN CLERK OF SOUTH WINDSOR

1812390NM0076  
1812390NM0076

VDL2390MM0017

Signed this 14<sup>th</sup> day of January, 2014

Signed, sealed and delivered  
in the presence of:

*Samuel A. Wilson*  
Samuel A. Wilson

ESTATE OF PAL SZABO

By: *Mary Szabo* Administratrix  
Mary Szabo Administratrix

*Alexandra Blicke*  
Alexandra Blicke

STATE OF CONNECTICUT

COUNTY OF HARTFORD

at Hartford

January 14, 2014

Personally appeared, Mary Szabo, as Administratrix of the Estate of Pal Szabo, aforementioned, signer and sealor of the foregoing instrument and acknowledged the same to be her free act and deed, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained, before me:

*Alexandra Blicke*  
Commissioner of the Superior Court

RECEIVED FOR RECORD 01/15/2014  
AT 10:05 am  
RECORDED IN SOUTH BRITAIN CT  
BY *Ilana G. Szabo*  
Assistant Town Clerk