



**SOUTHEASTERN  
CONNECTICUT  
COUNCIL OF  
GOVERNMENTS**

5 Connecticut Avenue  
Norwich, CT 06360  
P: (860)889-2324  
F: (860)889-1222  
Email: office@secogct.gov

March 16, 2026

Roseanne Muscarella, Town Clerk  
City of Norwich  
City Hall, Room 215  
100 Broadway  
Norwich CT 06360-4431

Via email: [rmuscarella@cityofnorwich.org](mailto:rmuscarella@cityofnorwich.org)

Katie Haring, Town Clerk  
Montville Town Hall, Room 5  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

Via email: [kharing@montville-ct.org](mailto:kharing@montville-ct.org)

RE: 0 Salem Tpke, Bozrah Assesor's Map 19 Lot 051-B  
Referral of Zoning Map Amendment

RECEIVED  
MONTVILLE, CT  
2026 MAR 16 PM 12:05  
Katie Haring  
TOWN CLERK

Dear Sir or Madam,

In accordance with Connecticut General Statutes Section 8-7d(f), this letter is notification and referral regarding the below application to amend the zoning map of the Town of Bozrah.

The Town of Bozrah Planning and Zoning Commission will hold a public hearing on **May 14, 2026, at 7:00 p.m. at the Bozrah Town Hall, 1 River Road, Bozrah, Connecticut.**

**Application PZC02122026-1;** William R Sweeney, Esq., Applicant, RMD Land Development, LLC, Owner; Application for a Zone Change to rezone a portion of a split zone parcel located between Old Salem Road and Salem Turnpike (Connecticut Route 82) from R-1 to H/C Highway Commercial to provide for uniformity in zoning and allow for development of the entire parcel under the H/C District standards at Old Salem Road, Bozrah. Bozrah Assessor's Map 19, Lot 051-B.

Written comments may be emailed to [jlindo@secogct.gov](mailto:jlindo@secogct.gov), or mailed to Jennifer Lindo, CZEO, Town of Bozrah, 1 River Road, Bozrah CT 06334. All communications must include the name, address and title if any of the sender. Deadline for submitting electronic communications is 4:00 p.m. on May 14, 2026.

Please call me at (475) 275-7661 or email me at [jlindo@secogct.gov](mailto:jlindo@secogct.gov), should you have any questions.

Sincerely,

*Jennifer Lindo, CZCO*

Jennifer Lindo, Zoning Enforcement Officer  
Town of Bozrah  
Municipal Land Use Specialist  
Southeastern Connecticut Council of Governments

cc: Gary Goeschel, Town Planner  
Planning and Zoning Commission  
File



Tobin, Carberry, O'Malley, Riley & Selinger, P.C.

43 Broad Street | P.O. Box 58  
New London, CT 06320-0058  
Tel: (860) 447-0335  
Fax: (860) 442-3469  
www.tcors.com

February 10, 2026

Stephen Seder, Chair  
Planning & Zoning Commission  
Town of Bozrah  
1 River Road  
Bozrah, CT 06334

RE: Zoning Map Amendment  
Old Salem Road  
Our File #6555.278857

Dear Chairman Seder:

On behalf of my client, RMD Land Development LLC, the owner of property located at Old Salem Road (Parcel ID: 19/051-B), Bozrah, Connecticut, I am writing in reference to its application for a Zoning Map Amendment to rezone a portion of this split zone parcel from R-1 to H/C to provide uniformity in zoning and allow for development of the entire parcel under H/C District standards.

My client recently purchased this 6+ acre parcel located between Old Salem Road and CT Route 82. The parcel is currently vacant and while the southern half of the parcel is zoned H/C, the northern half of the parcel is zoned R-1. This unusual split zone configuration makes development of the property challenging, especially with the configuration of onsite inland wetland areas. Split zone parcels create exceptional difficulties for uniform and comprehensive development. A rezoning of the northern portion of the parcel to H/C will allow for the development of the entire parcel for permitted uses within the H/C District along with necessary areas for parking and buffering provided to neighboring properties.

We would request that this application be formally received at the March 12, 2026 regular meeting of the Commission and scheduled for the required public hearing at the April 9, 2026 regular meeting. Thank you for your attention to this matter and do not hesitate to contact me if you have any questions.

Very truly yours,

William R. Sweeney, Esq.

**TOWN OF BOZRAH**  
**ZONING PERMIT APPLICATION - COMMISSION**

Date Submitted \_\_\_\_\_ Application Number \_\_\_\_\_  
 Amount Paid (town fee + state fee) \$ \_\_\_\_\_ Check Number \_\_\_\_\_

**Type of Application:**

- Site Plan Approval
- Special Exception
- Home Occupation
- Zoning Regulation Amendment
- Zoning Map Amendment
- Other: \_\_\_\_\_

**Affected Property Address (location):** Old Salem Road (Parcel ID: 19/051-B)

Property Owner(s) Name: RMD Land Development LLC  
 Property Owner(s) Address: 627 Norwich Salem Turnpike, Unit 5, Oakdale, CT 06370  
 Property Owner(s) Phone/Cell: (860) 537-1955  
 Property Owner(s) Email: rgagnon@colchesterconstruction.com

Applicant/Agent(s) Name: William R. Sweeney, Esq. (Agent)  
 Applicant/Agent(s) Address: P.O. Box 58, New London, CT 06320  
 Applicant/Agent(s) Phone/Cell: (860) 447-0335  
 Applicant/Agent(s) Email: wrsweeney@tcors.com

**This application should include:**

- N/A A. Plot Plan showing the location of new and existing structures, septic, well, driveway, wetlands, and flood hazard area, and building setback lines at appropriate scale (1" = 40').
- N/A B. Narrative of Special Exception Requested if applicable
- N/A C. Narrative of Home Occupation Requested if applicable
- N/A D. Narrative of Zoning Regulation Amendment if applicable
- X E. Copy of Zoning Map identifying amendment if applicable
- N/A F. Elevation drawings and floor plans of any proposed structures if applicable
- N/A G. Copies of all variances and special exceptions that have been filed in the land records.
- X H. Copy of property deed on file in the Town Clerk's Office.

Please provide description of the project  
Request to rezone a portion of a split zone parcel located between Old Salem Road and CT Route 82 from R-1 to H/C to provide for uniformity in zoning and allow for development of the entire parcel under H/C District standards.

Has this property been part of another application? Please provide the reference and the date approved:  
 Site Plan  Subdivision  Special Exception  PZC Zoning Permit  Variance  
 Inland Wetland Watercourse Permit

Please provide copies of any such approval letters, title of the application, and the date approved:


Subdivision approved 1993 (Thomas & Lydia G. Tibbals)

**Signature Page:**

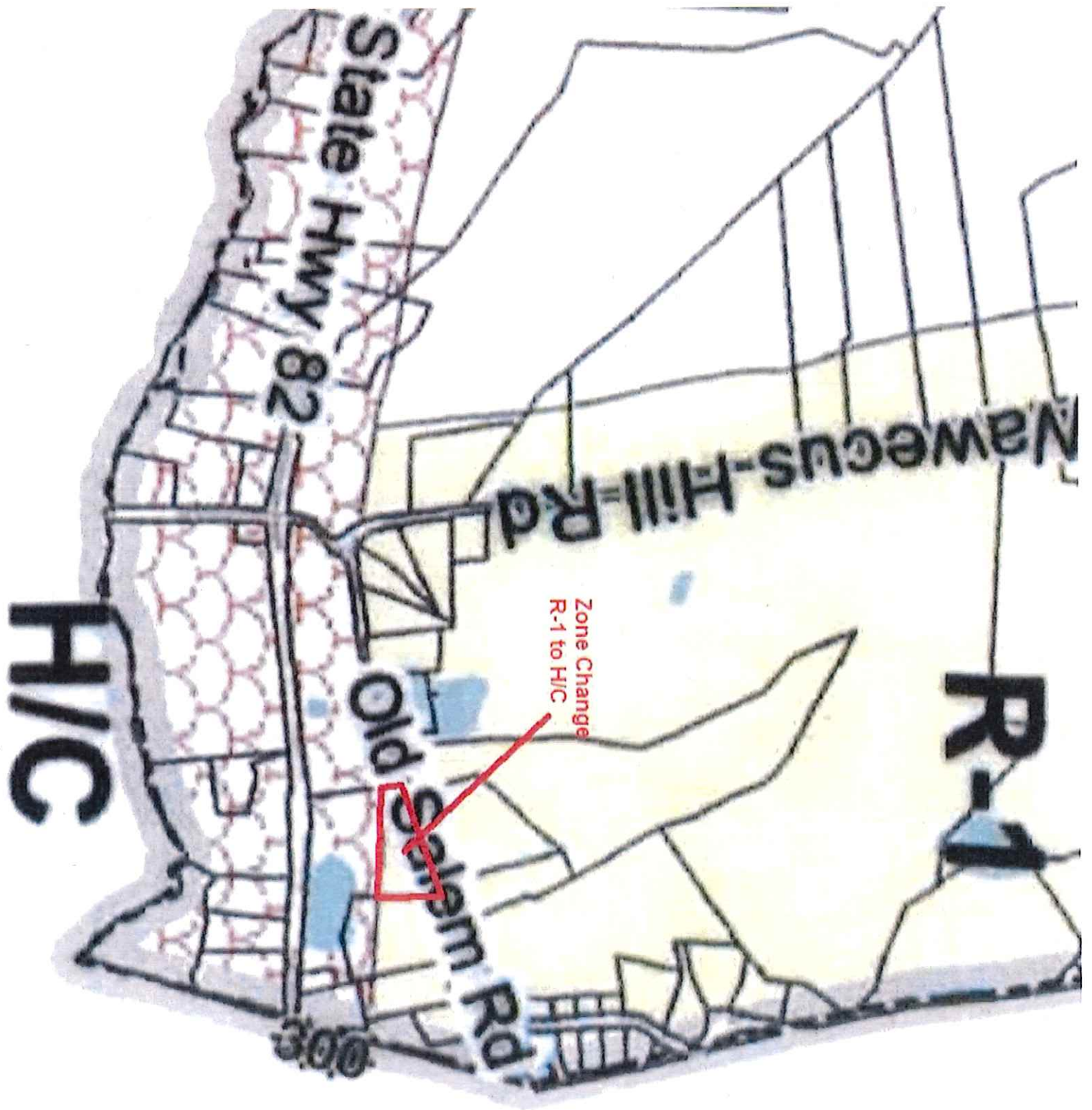
In signing the application, you are certifying that the information is correct to the best of your knowledge.

You are authorizing the Town of Bozrah Staff to enter the property to inspect the property for erosion, sediment control, and compliance with the Zoning Regulations.

OWNER  Date 2/10/26

APPLICANT  (agent) Date 2/10/26

<b>FOR TOWN USE:</b>	
Town Planner _____	Date _____
Comments: _____	
Planning & Zoning Commission Chair: _____	Date _____
<b>APPROVED</b> _____ <b>DENIED</b> _____	
Comments/Conditions: _____ _____ _____	



Zone Change  
R-1 to H/C

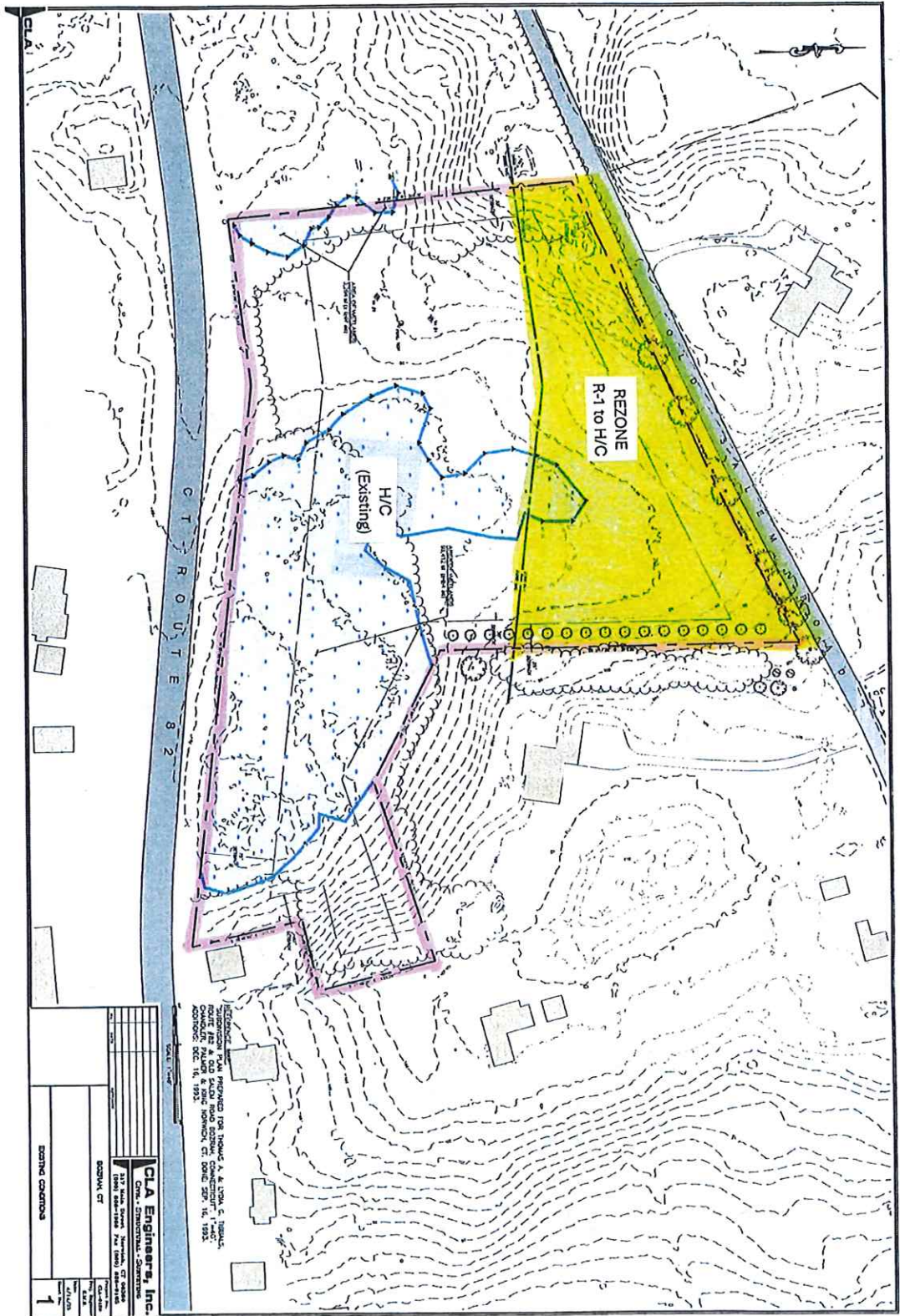
State Hwy 82

NAVEGUS-HILL Rd

Old Salem Rd

H/C

R-1



REZONE AREA PROPOSED FOR HOUSE A & 1/2 IN C. TOWN OF  
 ROUTE 82 & 800 SLUDA ROAD BOZMAN, MONTANA  
 CONVEYOR, PLANNING & DESIGN CONSULTANTS, INC.  
 BOZMAN, MONTANA  
 APRIL 14, 1993

<b>CIA Engineers, Inc.</b>	
CIVIL - ELECTRICAL - CONCRETE	
315 N. Main Street	Bozeman, MT 59701
Bozeman, MT	
Project No.	
Scale	
Sheet No.	1
DATE	
BY	
CHECKED	
DATE	

DATE: 04/14/93

All information is for assessment purposes only. Assessments are calculated at 70% of the estimated October 1, 2022 market value which was the date of the last revaluation as completed by eQuality Valuation Services, LLC.



Information on the Property Records for the Municipality of Bozrah was last updated on 2/9/2026.

Property Summary Information

Parcel Data And Values Building Sales

Location: OLD SALEM RD Property Use: Vacant Land Primary Use: Commercial Vacant Land  
 Unique ID: 00110610 Map Block Lot: 19/051-8 Acres: 6.3500  
 490 Acres: 6.33 Zone: HC Volume / Page: 7131  
 Developers Map / Lot: Census: 7131

Parcel Information

Value Information

	Appraised Value	Assessed Value	Owner's Data
Land	49,400	1,750	RMD LAND DEVELOPMENT LLC
Buildings	0	0	627 NORWICH SALEM TRK UNIT 5
Detached Outbuildings	0	0	OAKDALE, CT 06370
<b>Total</b>	<b>49,400</b>	<b>1,750</b>	

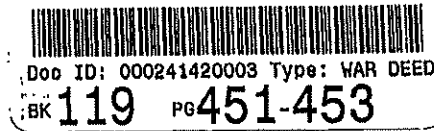
Owner's Information

[Back To Search](#)

[View Field Card](#)

[Print View](#)

RETURN TO:  
RMD LAND DEVELOPMENT, LLC  
627 Norwich Salem Turnpike, Unit 5  
Oakdale, CT 06370



**WARRANTY DEED**

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

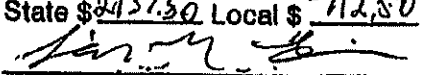
KNOW YE, THAT We, **THOMAS A. TIBBALS**, and **LYDIA G. TIBBALS**, of the Town of Bozrah, County of New London and State of Connecticut, for the consideration of TWO HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 (\$285,000.00) DOLLARS, received to our full satisfaction of RMD LAND DEVELOPMENT, LLC, a Connecticut limited liability company with an office and place of business in the Town of Montville, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said **RMD LAND DEVELOPMENT, LLC**, and unto its successors and assigns,

SSE SCHEDULE 'A' ATTACHED HERETO

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and unto its successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, we, the said grantors, do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensembling of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, we, the said grantors, do by these presents bind ourselves, our heirs, executors, administrators and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.


Conveyance Tax Received  
State \$ 2137.50 Local \$ 712.50  
  
Town Clerk of Bozrah

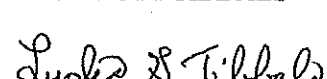
IN WITNESS WHEREOF, we, THOMAS A. TIBBALS and LYDIA G. TIBBALS, have hereunto set our hands and seals this 24 day of January, 2026.

Signed, Sealed and Delivered  
in the Presence of:

  
\_\_\_\_\_  
Mary Gagne O'Donal

  
\_\_\_\_\_  
THOMAS A. TIBBALS (L.S.)

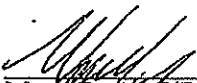
  
\_\_\_\_\_  
David Batticello

  
\_\_\_\_\_  
LYDIA G. TIBBALS (L.S.)

STATE OF CONNECTICUT            )  
  ) ss: Colchester            January 29, 2026  
COUNTY OF NEW LONDON        )

Personally appeared THOMAS A. TIBBALS and LYDIA G. TIBBALS, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Mary Gagne O'Donal  
Commissioner of the Superior Court

Latest Address of the Grantee:  
627 Norwich Salem Turnpike, Unit 5  
Oakdale, Connecticut 06370

### SCHEDULE "A"

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Connecticut Route #82 and the southerly side of Old Salem Road in the Town of Bozrah, County of New London and State of Connecticut and being more particularly described as Lot #2 on a certain map or plan entitled "Subdivision Plan Prepared For Thomas A. & Lydia G. Tibbals Route #82 & Old Salem Road Bozrah, Connecticut Date: September 16, 1993 Revisions 16 Dec. 93 Final Points Set Scale: 1" = 40' Sheet 1 of 1 Chandler, Palmer & King Architects, Engineers and Surveyors 110 Broadway Norwich, CT 06360 203-889-3397 Fax 203-886-7801" which premises is more particularly bounded and described as follows:

Beginning at an iron pin in the northeasterly line of Connecticut Route #82 at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Betty B. Kinne as shown on the above referenced plan; thence running North  $13^{\circ}59'38''$  East for a distance of 359.79 feet bounded northwesterly by said Kinne land to an iron pin; thence running North  $84^{\circ}55'43''$  East for a distance of 285.13 feet to an iron pin at the end of a stone wall; thence running North  $85^{\circ}00'55''$  East for a distance of 69.24 feet along the face of a stone wall to an iron pin at the end of said stone wall; thence running North  $82^{\circ}55'54''$  East for a distance of 118.00 feet to an iron pin at the end of a stone wall; thence running North  $81^{\circ}21'04''$  East for a distance of 55.54 feet along the face of a stone wall to a monument set, the last four (4) courses being bounded generally northerly by Old Salem Road; thence turning an interior angle of  $62^{\circ}35'29''$  and running South  $18^{\circ}45'35''$  West for a distance of 371.39 feet to an iron pin set; thence running South  $42^{\circ}46'30''$  East for a distance of 152.29 feet to an iron pin set; thence running South  $88^{\circ}33'38''$  East for a distance of 195.52 feet to a drill hole set in a stone wall, the last three (3) courses being bounded by Lot #1 as shown on the above referenced plan; thence running South  $05^{\circ}44'33''$  West for a distance of 123.36 feet along the centerline of a stone wall bounded generally easterly in part by land now or formerly of Priscilla M. Forsche and in part by land now or formerly of Rudolph J. Gaucher and Marie Y. Gaucher, each as shown on the above referenced plan, to an iron pin in said stone wall; thence running North  $83^{\circ}18'51''$  West for a distance of 75.00 feet, in part along a fence line, to an angle point; thence running South  $06^{\circ}41'09''$  West for a distance of 117.70 feet, in part along a fence line, to a Connecticut Highway Department monument found, the last two (2) courses being bounded southerly and easterly by land now or formerly of Luigina M. Michalski and Lucia Dell'ernia as shown on the above referenced plan; thence running North  $63^{\circ}37'39''$  West for a distance of 583.38 feet along the northeasterly monumented highway line of Connecticut Route #82 and a fence line to a Connecticut Highway Department monument found; thence running North  $77^{\circ}37'23''$  West for a distance of 172.25 feet along the northeasterly monumented highway line of Connecticut Route #82 and a fence line to the iron pin at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Bozrah, Connecticut, public or private law, and taxes to the Town of Bozrah, Connecticut on the List of October 1, 2024, and thereafter coming due.

K:\AGREEMENTS\Tibbals (RMD).docx

Received for Record at Bozrah, CT  
On 02/03/2028 At 9:06:00 am

*Logan M. Z*

**TOWN OF BOZRAH  
PLANNING & ZONING COMMISSION  
TOWN HALL, 1 RIVER ROAD  
BOZRAH, CONNECTICUT 06334**

Notice of Public Hearing

The Bozrah Planning & Zoning Commission will hold a public hearing on Thursday, May 14, 2026, beginning at 7:00PM, at the Bozrah Town Hall, 1 River Road, Bozrah, Connecticut for the following application:

**Application PZC02122026-1**; William R Sweeney, Esq., Applicant, RMD Land Development, LLC, Owner; Application for a Zone Change to rezone a portion of a split zone parcel located between Old Salem Road and Salem Turnpike (Connecticut Route 82) from R-1 to H/C Highway Commercial to provide for uniformity in zoning and allow for development of the entire parcel under the H/C District standards at Old Salem Road, Bozrah. Bozrah Assessor's Map 19, Lot 051-B.

At this hearing interested people may appear and be heard and written correspondence received.

A copy of the application is on file and available for review in the Town Clerk's Office in the Bozrah Town Hall.

FOR THE COMMISSION

Stephen Seder, Chairman  
Planning & Zoning Commission

Please publish on May 1, 2026 and May 8, 2026