



LEDYARD FIRE COMPANY
DISTRICT #1 INC.
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MAR 26 2026

Land Use Department

Jonathan Mann
Fire Chief

84 Silas Deane, LLC
Steve.rice@rice.construction
Attn: Steve Rice

RE: Ledyard Fire Department Support – Shewville Heights Subdivision, Seabury Avenue,
Ledyard, CT

Dear Mr. Rice,

I am writing in response to your letter dated March 12, 2026 regarding the proposed Shewville Heights subdivision at the terminus of Seabury Avenue, in anticipation of your application for re-subdivision, which will require a cul-de-sac length waiver for approval by the Planning and Zoning Commission.

As previously communicated during the review process, the Ledyard Fire Department had raised concerns regarding emergency vehicle access and the availability of an adequate water supply for fire suppression associated with this development. Seabury Avenue currently terminates in a non-conforming cul-de-sac, providing only a single point of ingress and egress for emergency apparatus, and the area is not presently served by a supplemental water source suitable for firefighting operations.

After reviewing the improvements proposed by 84 Silas Deane, LLC, I am satisfied that the plan adequately addresses the fire safety concerns previously identified by this Department. Specifically, the following commitments are responsive and sufficient:

Secondary Emergency Access: The construction of a paved access road across private land, connecting to Silas Deane Road, will provide a second point of ingress and egress for emergency apparatus. This improvement resolves the existing single-access deficiency affecting both the proposed subdivision and current Seabury Avenue residences.

Dry Hydrant and On-Site Water Supply: The installation of a dry hydrant connected to an existing on-site pond will provide a reliable and substantial water source for fire suppression operations. This resource will serve both the proposed Shewville Heights homes and the existing Seabury Avenue neighborhood, which currently lacks a proximate supplemental water supply.



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Dedication of Pond and Open Space to the Town: The conveyance of the pond and surrounding open space to the Town of Ledyard ensures that this critical water supply asset will remain permanently available to the Fire Department, regardless of future changes in private ownership within the subdivision.

It is noteworthy that the improvements committed to by 84 Silas Deane, LLC will provide meaningful and lasting fire safety benefits to the existing non-conforming Seabury Avenue cul-de-sac, which has historically operated under the same access and water supply limitations that prompted the Department's concerns. The development of Shewville Heights presents an opportunity to remediate these pre-existing deficiencies at no cost to the Town.

Based on the foregoing, the Ledyard Fire Department supports approval of the Shewville Heights subdivision and the associated cul-de-sac length waiver, contingent upon the applicant's fulfillment of the improvement commitments described herein. I respectfully request that the Planning and Zoning Commission give favorable consideration to this application.

Please do not hesitate to contact me should the Commission or the applicant require any additional information.

Respectfully,

Jonathan E. Mann
Fire Chief
Ledyard Fire Company