

EX#11

84 Silas Deane Road, LLC
23-Lot Resubdivision
Shewville Heights

RECEIVED

AUG 12 2026

Land Use Department

Waiver Requests

A waiver is requested of the Town of Ledyard Ordinance #300-025, Part V, Section 2(D) which limits new cul-de-sacs from exceeding 1,000 feet in length. The ordinance specifically permits the Planning and Zoning Commission to grant a waiver of this requirement based on a "fair determination". The proposed Shewville Heights Resubdivision is effectively an extension of the previous and much older subdivision along Seabury Avenue to the west and will be accessed via a 50-foot reserve strip that was specifically allocated as part of that earlier development. Due to existing slopes to the north and west leading down to Silas Deane and Shewville Roads, this reserves strip provides the only viable primary access to the developable portion of this 48+ acre development site and thus requires a cul-de-sac design. An open space subdivision approach is being utilized to cluster the development and to minimize the length of the cul-de-sac but a waiver is still required to obtain reasonable access to the developable portions of the property. This design and cul-de-sac length has been reviewed and approved for safety by the Fire Department, noting that an emergency access will be provided from Silas Deane Road and additional fire protection will be provided to both this resubdivision and the existing subdivision development to the west by the hydrant being installed adjacent to the pond on the property.

To the extent that a waiver may also be required of Section 4.2.6 of the Subdivision Regulations, pertaining to two means of access to a subdivision exceeding 30 lots, said waiver is requested for the same reasons provided above, but we would note that the Seabury Avenue subdivision, for which this application is an effective extension, already maintains at least two direct connections to one or more town roads.