

EAST HAMPTON PLANNING & ZONING COMMISSION

REGULAR MEETING

Date: March 6, 2024
Place: Town Hall, Room 107
And via Zoom Virtual Meeting (Instructions below)
Time: 7:00 p.m.

REVISED AGENDA

- 1. Call to Order and Seating of Alternates**
- 2. Approval of Minutes:**
 - A. February 7, 2024 Regular Meeting**
- 3. Communications, Liaison Reports, and Public Comments** (Use the “Raise Your Hand” feature to speak)
- 4. Reading of Legal Notice**
- 5. Public Hearings:**
 - A. PZC-23-015: Text Amendment regarding Accessory Uses to Agriculture per Sec. 8.4.C.**
 - B. PZC-24-003 Theodore Hintz Jr.,** 46 Keighley Pond Rd., Special Permit for Lighting of Outdoor Athletic facility for existing horse ring in R2 Zone. Map 01C/ Block 10/ Lot 11.
- 6. New Business:** None.
- 7. Old Business:**
 - A. PZC-23-016: David & Melissa Baribault,** 33 High Point, Gravel Path, Shed and Stairs in Conservation Easement. Map 02C/Block 9/Lot 12/8.
 - B. PZC-24-002: West High Enterprises,** 195 West High Street, Site Plan Review for Construction of a Commercial Building in C Zone. Map 12/ Block 36/ Lot 3
- 8. Planner’s Report**
- 9. Set Public Hearing(s) for April 3, 2024**
- 10. Adjournment**

ZOOM INSTRUCTIONS:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/86814013959>

Or One tap mobile:

+13017158592,,86814013959# US (Washington DC)

+13126266799,,86814013959# US (Chicago)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

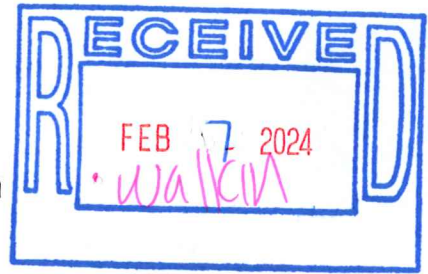
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or

+1 669 900 9128

Webinar ID: 868 1401 3959



TOWN OF EAST HAMPTON
 Planning and Zoning Commission
 1-860-267-7450
 www.easthamptonct.gov



PZC 24-003
 Date 2/7/24

Fee Paid 210
 Check # 7185
 Rec'd. By _____

LOCATION 46 Haightleg Pond Rd
 PROJECT NAME _____
 APPLICANT Theodore W Hunter Sr
 ADDRESS 46 Haightleg Pond Rd
 CONTACT PERSON Middle Haddam
 OWNER Same
 ADDRESS _____
 SURVEYOR/ENGINEER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____

MAP 01c BLK 10 LOT 11
 ZONE _____
 PHONE 860-301-9979
 EMAIL _____
 PHONE _____
 EMAIL _____
 PHONE _____
 EMAIL _____
 PHONE _____
 EMAIL _____
 PHONE _____
 EMAIL _____

APPLICATION TYPE (application must be completed in FULL in order to be accepted)

- ___ 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS _____
- ___ 3. SITE PLAN MODIFICATION Residential _____ Commercial _____
- 4. SPECIAL PERMIT---SECTION 7.3 OF THE ZONING REGS. FOR lighting
- ___ 5. ZONE CHANGE---FROM _____ TO _____
- ___ 6. AMENDMENT TO ZONING REGULATIONS
- ___ 7. LAKE POCOTOPAUG PROTECTION AREA
- ___ 8. ACTIVE ADULT NO OF UNITS _____
- ___ 7. OTHER (DESCRIBE) _____

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Land Use Office and shall be received by the Commission at the next regularly scheduled meeting. (see meeting schedule for deadline dates)

A complete application shall consist of an application, fees, maps /plans(A-2 survey) ,engineers report including drainage calculations and watershed calculations(pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications
 Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE _____ DATE _____
 OWNER'S SIGNATURE [Signature] DATE 2/7/24

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.



Office Use Only

Date Accepted: _____

Accepted By: _____

**Minimum Requirements for Submission of Application to
Planning and Zoning Commission**

This form must be submitted with your application.

Application Requirements are based on the application type selected on application form.

 Site Plan Review/Modification (See Section 9.1 for details)

- Complete Application Form
- Fee Paid
- Site Plan (PDF & 10 copies of 11 x 17s) – See Section 9.2.C.2 for specifications
- Drainage Calculations in Compliance with Section 7.5
- Report from Chatham Health District (or CT DPH as needed)
- Report from Fire Marshal
- Bond Estimates As Required, See Section 9.2.C.2

Special Permit (See Section 9.2 for details)

- Complete Application Form
- Fee Paid
- Site Plan (PDF & 10 copies of 11 x 17s) - See Section 9.2.C.2 for specifications
- Pending Approval from IWWA
- Drainage Calculations in Compliance with Section 7.5
- Pending Approval or report from Chatham Health District (or CT DPH as needed)
- Pending Approval or report from Fire Marshal
- Pending Approval or report from Public Works
- Traffic Study (As Required)
- Bond Estimates (As Required)
- Public Hearing Requirements

 Zone Change (See Section 9.3 for details)

- Complete Application Form
- Fee Paid
- A-2 Survey of Property showing surrounding properties and respective zone - PDF & 10 copies of 11 x 17s
- Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
- Public Hearing Requirements

 Amendment to Zoning Regulations (See Section 9.3 for details)

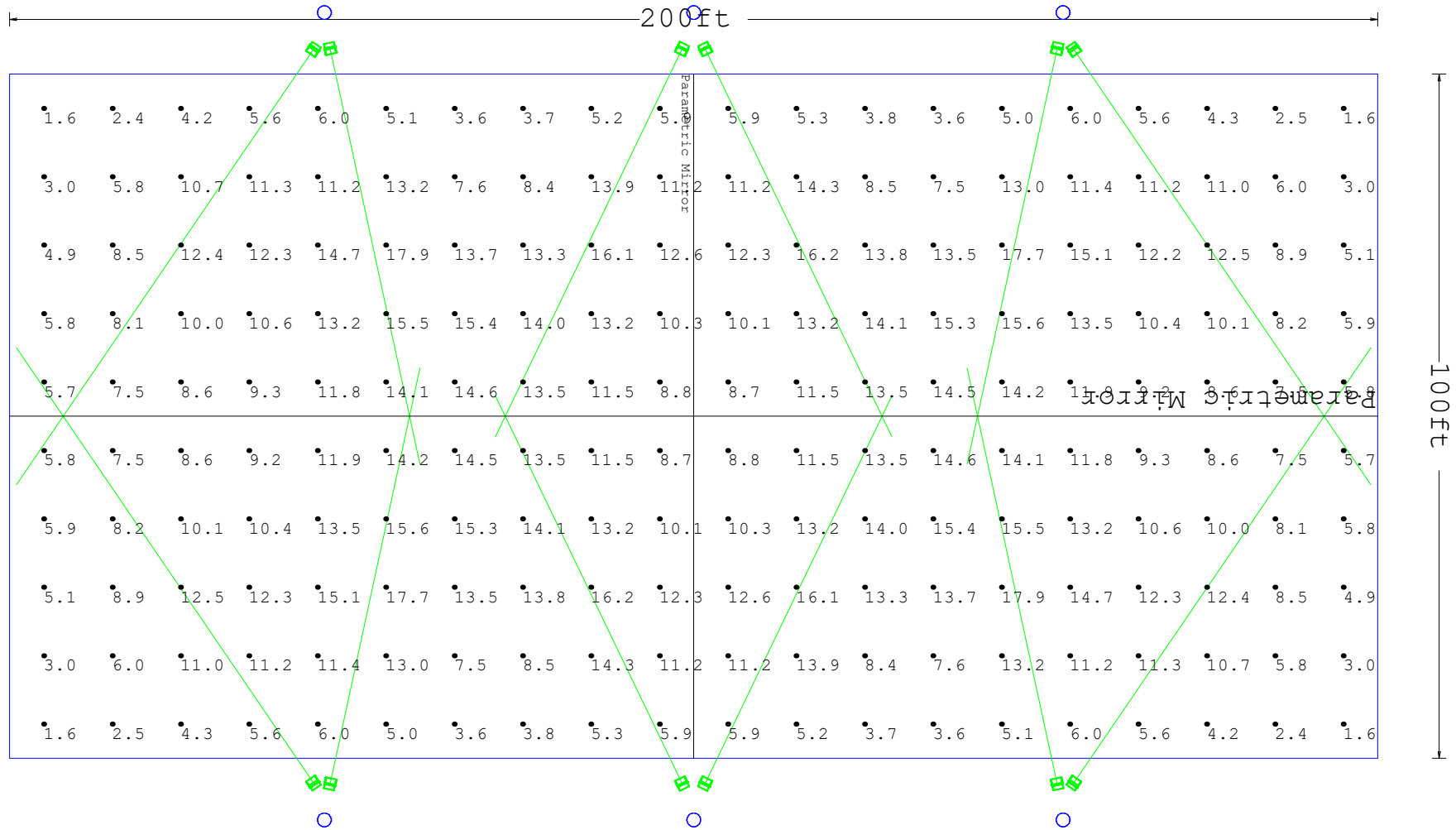
- Complete Application Form
- Fee Paid
- Existing Regulation with proposed Amendments (PDF & 10 copies of 11 x 17s)
- Rationale for Amendment (PDF & 10 copies of 11 x 17s)
- Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
- Public Hearing Requirements

I certify that this application is complete.

Signature of Applicant: _____ Date: 2/7/24

The Commission reserves the right to add additional requirements in accordance with the Regulations.

Only Complete Application Packages Will Be Accepted



DRK Enterprises LLC / LED Lighting Supply
 1 Chestnut Street, 4M
 Nashua, NH 03060
 (888) 423-3191
 www.ledlightingsupply.com

Example
 Lighting Specialist

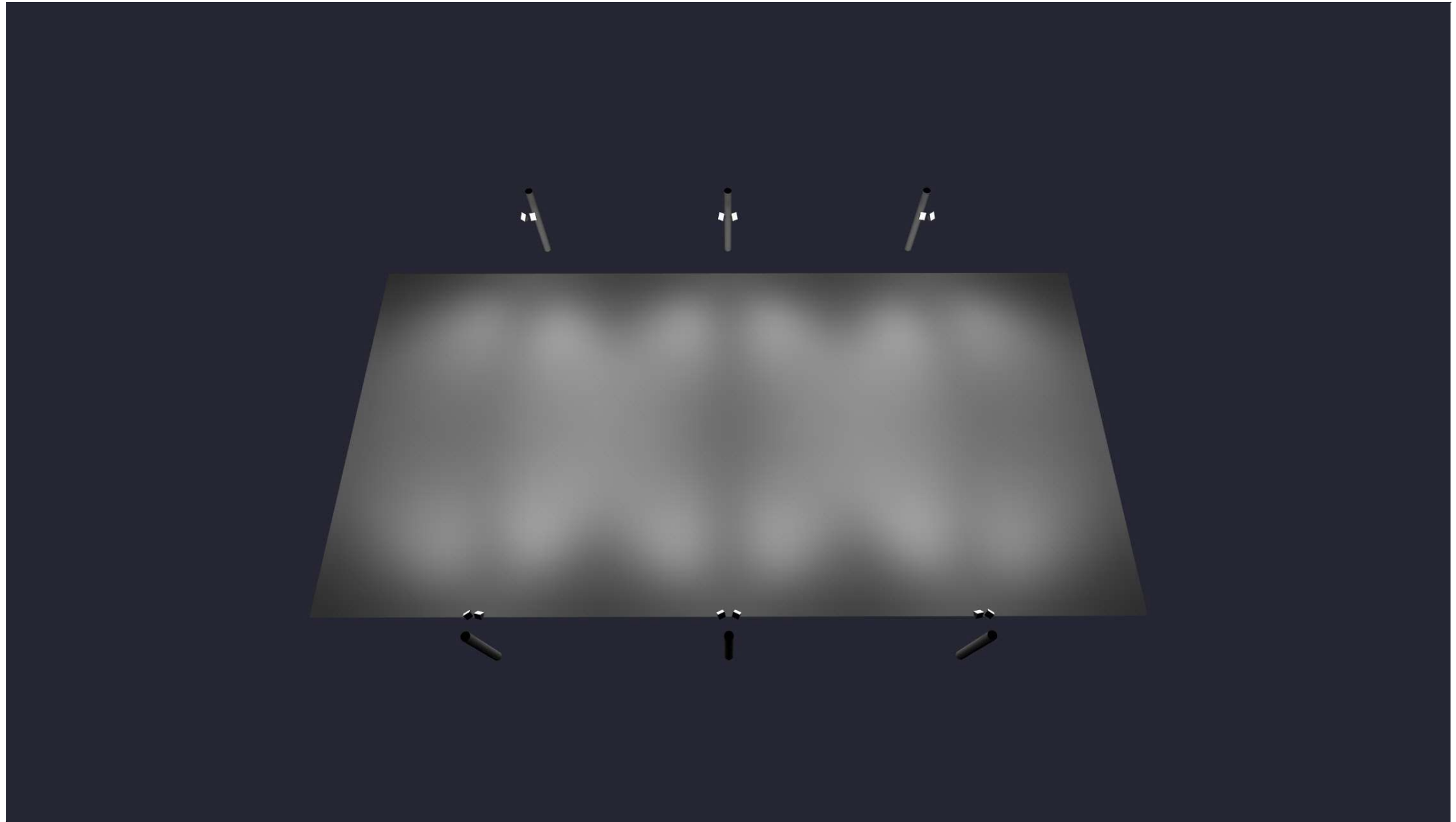
Example Example

DATE: 10/13/2022
 REF NO. Example
 SCALE: AS SHOWN

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation.

DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.





200 Watt High Power Flood - IMF

Part No: MLLG-AG-LED-IMF-200-5-TR-[Optic] 1653

Replaces: 400 Watt Metal Halide



Specifications

Watts:	200	Dimmable:	1-10V
Lumens:	28000	Beam Angle:	60°(std), 10°, 15°, 30°, 45°, 40*100°
Lumens/Watt:	140	Frequency:	50/60 hz
Replaces:	400 Watt Metal Halide	Housing:	Tempered Glass Lens, Aluminum Housing, Powder Coat Finish
Color Temp:	4000K 5000K	Mounting:	Yoke 2 3/8 Pole
CRI:	70+	EPA Rating:	.60
IP Rating:	IP66	Dimensions:	12.64 in X 12.44 in X 4.65 in
IK Rating:	IK08	Weight:	11 lbs
Input Voltage:	100V-277V 277V-480V	Warranty:	5 years
Operating Temp:	-22°F to +113°F		
Rated Life:	176,000 (L70) hours		



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

Example

Lighting Specialist

Example

Example

Page 4 of 4

Example

DATE: 10/13/2022

REF NO: Example

SCALE: AS SHOWN

AGI32® Version 20.9.9

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation.

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Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

Section 7.3. Lighting

A. Purpose

The purpose of these lighting regulations is to provide specific standards that promote adequate, energy efficient, non-intrusive lighting as required for public safety while reducing and eliminating adverse effects (such as light pollution, light trespass, glare, and sky glow, consistent with the goals of the International Dark-Sky Association) from on-site illumination upon the use, value, and enjoyment of nearby properties and the community in general. These regulations seek to promote an environment free from elements that may jeopardize the health or welfare of the general public or degrade the quality of life in this town and neighboring towns.

B. Definitions

Candela - The power emitted by a light source in a particular direction.

Foot-candle - A unit of illumination, equal to the illumination of a surface, one (1) square foot in area, on which there is a luminous flux of one (1) Lumens uniformly distributed, or equal to the illumination of a surface all points of which are at a distance of one (1) foot from a uniform point source of one (1) Candela; equal to approximately 10.7639 lux. Abbreviated fc.

Foot-lambert - A unit of Luminance equal to $1/\pi$ Candela per square foot or 3.4262591 Candelas per square meter (nits). It describes the amount of light that passes through or is emitted from a particular area.

Full Cutoff - See fully shielded.

Fully Shielded - A light fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane. See Section 7.3.J for examples.

Glare - Light produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

High Intensity and High Contrast Lighting - For the purpose of this regulation, the term high intensity and high contrast lighting refers to any lighting source that produces text, symbols, shapes, or images resulting in a visual effect that is perceived by the eye as intense or distracting, and may include incandescent, vapor/gas discharge, LED, LCD, plasma, holographic, lasers, or any other technology that produces a high contrast with light from ambient sources or high intensity effect.

Light Fixture - Complete lighting unit, consisting of one (1) or more lamps (bulbs or tubes that emit light), along with the socket and other parts that hold the lamp in place and protect it, wiring that connects the lamp to a power source, and a reflector that helps direct and distribute the light.

Light Trespass - Light being transmitted across property boundaries, onto property not containing the originating light source. See Section 7.3.D.5.

Lumen - A measure of the amount of light emitted by lamps.

Luminaire - See light fixture.

Luminance - The intensity of light reflected or emitted from a unit area of surface, such as a sign face — measured in Nits.

Luminous Tube - A transparent or translucent tube filled with a gas or gas mixture (including neon, argon, mercury, or other gasses), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs, such as a neon tube. Does not include common fluorescent tubes or compact fluorescent lamps.

Nit - A unit of Luminance equal to one (1) Candela per square meter.

Outdoor Athletic Lighting - The illumination of any area, outside of a fully enclosed building, in order to facilitate the conduct of a sport, recreational activity, athletic event, competition, or other outdoor event. Outdoor athletic lighting shall include, but not be limited to, the illumination of tennis courts; miniature golf; tennis courts; football, soccer, baseball, lacrosse, field hockey, track, or other fields; golf driving ranges; equestrian rinks; pitch and putt courses; ice skating or hockey rinks; and all similar uses. Outdoor athletic lighting shall include such activities regardless of sponsorship of the event or ownership of the property.

Searchlight - A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp, and with a swiveled or gimbaled mount to allow the assembly to be easily redirected. Such lights are used commonly to sweep the sky for advertisement purposes.

Temporary Lighting - Lighting which will not be used for more than one (1) seven (7) day period within a calendar year with not more than one (1) seven (7) day extension. Temporary lighting is intended for uses which by their nature are of a limited duration (e.g. civic events, construction projects, etc.). See Section 7.3.G.

Temporary Transitional Athletic Lighting - Temporary lighting on property owned by the town which has been authorized by the zoning enforcement official and the Board of Education for a contiguous period of not more than ninety (90) days for illumination of outdoor athletic activities.

Uniformity (Horizontal) - The ratio of maximum vs. minimum Luminance over an area.

C. Standards for All Districts

1. Applicability - The standards set forth in this Section, 7.3.C, shall apply to all new or significantly updated or modified lighting or illuminated signs, except as provided in Section 7.3.G below
2. Glare - All outdoor illumination shall be provided and maintained in a manner that safeguards against glare off the property.
3. Shielding - All outdoor light fixtures with an initial output greater than or equal to one thousand four hundred (1,400) Lumens (typical output of a sixty (60) watt incandescent lamp) shall be full cutoff, and except as provided in Section 7.3.C.6 shall be installed and maintained in such a manner as to be horizontal to the ground so that the cutoff capabilities of the fixture are maintained. The goal is to minimize or eliminate visibility of the light source at the property boundary to the extent practical. All outdoor lighting light fixtures with an initial output less than one thousand four hundred (1,400) Lumens are exempt from this shielding requirement.
4. Efficiency - The preferred standard for lighting efficiency shall be not less than sixty (60) Lumens per electrical watt.
5. Unintentional Luminous Sources: Light emanating from inside a building shall comply with the requirements for light trespass at the property boundary as set forth herein for the applicable Zoning District.
6. Architectural Lighting - Illumination of buildings, flagpoles, signs, architectural, and landscape features shall conform to the following:
 - a. Light fixtures shall be shielded, such as by visors or baffles, to control spillage of light beyond the outside edge of the object intended to be illuminated.

- b. Light fixtures shall be aimed only at the targeted architectural features and not be aimed across streets, driveways, parking spaces, or sidewalks.
 - c. Illumination of objects other than signs shall not result in the Luminance of the illuminated object exceeding five (5) foot-candles in a Residential District or ten (10) foot-candles in a Business District, Industrial District, PUD, or PDD. For maximum illumination of signs, see Sections 7.3.D.10.c. and 7.3.E.4.
- 7. Prohibited Lighting - The following types of lights are prohibited in all Districts:
 - a. Strips of light intended to outline or highlight a structure, whether composed of linear light tubes or a sequence of individual illumination sources except as provided in Section 7.3.G.
 - b. Light sources that oscillate or vary in intensity or color to the degree that the modulation is perceptible to the human eye.
 - c. Lasers.
 - d. Luminous tube lights.
 - e. Searchlights.
 - f. Light sources that emit color temperatures in the yellow range (< 2700K) such as sodium vapor lights or in the blue range (> 6500K).
 - g. Illumination of entire buildings. Building illumination shall be limited to security lighting and lighting of specific architectural features pursuant to Section 7.3.C.6.
 - h. Electronic sign boards (i.e. digital billboards), dynamic signs, and signs containing visible high intensity and high contrast lighting other than provided for in Section 7.3.F.3.

D. Commercial and Industrial Standards

1. Applicability - The standards set forth in this Section, 7.3.D, shall apply in all Business and Manufacturing Zones, Planned Development Districts, Planned Development Units, Public Utility Districts, and Special Exception Uses in a Residential Zone. Additionally, any commercial or industrial use that is located in a Residential Zone that submits an application for a change to the site will be subject to the more stringent requirements of Sections 7.3.D or 7.3.E. The standards defined herein shall apply to all exterior lighting as well as lighting that is located within a building or structure and which illuminates the exterior.

Exemptions: The following uses are exempt from the standards of this Section, 7.3.D:

- a. Pre-existing, nonconforming lighting installations may be maintained unless the modifications listed below occur and are deemed substantial in the judgment of the planning commission:
 1. Replacement, modification, relocation, or addition to light fixtures.
 2. Addition to or relocation of lighting poles.
 3. Change in light source intensity.
 4. Change of use of the site.
 5. Replacement, modification, relocation, or addition to buildings on the site.
 6. Change in parking lot layout or on-site traffic flow.

When a substantial modification occurs, the entire outdoor lighting installation on the site shall be subject to this Section, 7.3.D. Where modifications are proposed which the commission does not consider to be substantial, it may require or permit lighting which more nearly complies with this Section, 7.3.D, even if such lighting does not fully comply with this Section.

- b. Lighting subject to Section 7.3.F, Outdoor Athletic Facility Standards, shall not be subject to this Section, 7.3.D.
 - c. Lighting specified in Section 7.3.G.
- 2. General Standards and Guidance - The commercial and industrial lighting standards set forth herein have been developed to minimize illumination while providing safe and efficient entry onto, travel within, and

exit from the site. Lighting sources shall be fully shielded and shall not impart an illumination footprint on-site nor off-site greater than the values defined herein. Lighting sources within a site shall generally consist of a uniform color, intensity, and technology.

3. Source, Footprint and Intensity - The following standards for minimum and maximum exterior illumination shall be based on the activity at each site. Foot-candles shall be measured at finished grade level. When more than one (1) activity type (as specified below) is proposed, the illumination level for each activity type shall be between the specified minimum and maximum levels.

Activity Type	Average Illumination Levels per Grid Cell (Ft-Candle)		Notes
	Minimum	Maximum	
Parking Lots, Driveways, and Security Lights	0.5	2.5	
Walkways and Building Entrances	3.0	10.0	
Gas Station Pumps	2.0	10.0	Applies to the area located within 10 feet of the outside edge of the canopy. Areas beyond 10 feet outside the canopy shall meet the illumination standards defined for Parking Lots.
ATMs	2.0	5.0	Applies to the area located within 10 feet of the ATM machine face or outside edge of canopy, whichever is greater. Areas beyond 10 feet outside the canopy shall meet the illumination standards defined for Parking Lots.
Loading Docks	2.0	10.0	Must be time-limited and automatically controlled such that the lighting source is off after activity on or near the dock has been completed.

4. Vertical Distribution and Cutoff - No upward lighting is permitted except as provided in Section 7.3.C.6. Details of such proposed lighting shall be submitted to the planning commission for review and approval.
5. Light Trespass - No more than 0.05 foot-candles is permitted at any property boundary within or abutting a residential zone; no more than two and one-half (2.5) foot-candles permitted at the property boundary where abutting sites have contiguous parking lots and driveways; and no more than one-half (0.5) foot-candles is permitted at any other property boundary. Illuminance generated from a single Luminaire placed at the intersection of a vehicular driveway and public roadway accessing the site is allowed to use the centerline of the public roadway as the site boundary for a length of two (2) times the driveway width centered at the centerline of the driveway.
6. Location of Lights - Exterior lighting shall be subject to the following restrictions:
 - a. Lighting on buildings shall not be mounted on canopy fascias or rooftops. All light fixtures shall be mounted under or below the canopy. Light fixtures within canopies shall be downward facing and mounted flush or recessed.
 - b. Light fixtures shall be located not more than seventeen (17) feet above the finished grade if supported by or attached to a pole or other structure.

7. Hours of Primary Illumination - Outdoor lighting shall be automatically shut off or reduced to not more than the minimum level as defined in Section 7.3.D.3 within one (1) hour after the hours of activity (as defined in the statement of use for the site) have ended. Lighting that illuminates a loading dock must be equipped with the capability to automatically reduce or turn off the lighting sources (via motion detection or similar technology) when not in use. Details of the lighting controls shall be presented to the planning commission for review and approval.
8. Unintentional Luminous Sources - Large expanses of internally illuminated windows or wall openings visible from the property boundary are to be avoided. Buildings with a window-wall ratio greater than thirty-five (35) percent on walls that are visible from the property boundary shall be automatically shut off within one (1) hour after the hours of activity (as defined in the statement of use for the site) have ended.
9. Interior Lights - Any interior light fixture with initial output great than one thousand four hundred (1,400) Lumens and mounted such that any part of the light fixture is lower than the upper edge of a window, wall opening, or exterior door must be fully shielded.
10. Data Submission - Certification from a qualified lighting professional shall be provided to the planning commission, stating that the lighting plan complies with the standards of this Section. A computer-generated print-out of the illuminated area in grid plan view using five (5) foot grid spacing is the preferred format and shall depict the average light level at each grid point. Iso-contours may be provided as a less desirable format. Cut sheets with light source distribution curves for all proposed lighting sources shall be provided as part of the application. All lighting sources includes, but is not limited to, architectural lighting, and building- and pole-mounted light fixtures. Exact model, type, and intensity of each illumination source (i.e.; lamp element or elements) installed in each lighting fixture shall be specified. Lighting analyses will take into account the effect of aging and will use the illumination values predicted at ninety (90) percent of lamp life.

After installation a qualified lighting professional shall measure the resultant light intensity, and the applicant shall submit documentation that the lighting complies with these regulations. The applicant may request that the planning commission or a designated representative conduct a site visit in lieu of the certification if the applicant believes that the lighting is in conformance with these regulations. The planning commission reserves the right to require as-built measurements following a site inspection.

13. Performance Bonds - No certificate of zoning compliance or certificate of occupancy shall be issued until the improvements required by this regulation and as depicted in the applicant's lighting plan are completed as certified by the authorized land use official, or until their completion has been guaranteed by the posting of a performance bond from a banking institution of sufficient amount to cover the estimated cost of materials and labor, as approved by the zoning enforcement officer. Such performance bonds shall be in the form of cash, passbook assignment, letters of credit, or, if required by Connecticut General Statutes, surety bonds. The form of the surety bond shall be to the satisfaction of the commission's legal counsel.

E. Residential Standards:

1. Applicability - The standards set forth in this Section, 7.3.E, shall apply to properties located in Residential Zones except for those uses subject to Sections 7.3.D or 7.3.F. Any commercial or industrial use that is located in a Residential Zone that submits an application for a change to the site will be subject to the more stringent requirements of Sections 7.3.D or 7.3.E.

Exemptions: The following uses are exempt from the standards of this Section, 7.3.E:

- a. Pre-existing, nonconforming lighting installations may be maintained unless the modifications listed below occur and are deemed substantial in the judgment of the planning commission:
 1. Replacement, modification, relocation, or addition to light fixtures.
 2. Addition to or relocation of lighting poles.
 3. Change in light source intensity.
 4. Change of use of the site.
 5. Replacement, modification, relocation, or addition to buildings on the site.
 6. Change in parking lot layout or on-site traffic flow.
- When a substantial modification occurs, the entire outdoor lighting installation on the site shall be subject to this Section, 7.3.E. Where modifications are proposed which the Commission does not consider to be substantial, it may require or permit lighting which more nearly complies with this Section, 7.3.E, even if such lighting does not fully comply with this Section, 7.3.E.
- b. Lighting subject to Section 7.3.F, Outdoor Athletic Facility Standards, shall not be subject to this Section, 7.3.E.
 - c. Lighting specified in Section 7.3.G.
2. Light Trespass - No more than 0.05 foot-candles is permitted at any property boundary.
 3. Location of Lights: Light fixtures mounted to free standing poles shall be installed at a height of twelve (12) feet or less.

F. Outdoor Athletic Facility Standards

1. Applicability - This Section, 7.3.F, shall apply to all outdoor athletic lighting as defined in these regulations, regardless of zoning designation.

Exemptions: The following uses are exempt from the standards of this Section, 7.3.F.:

- a. Pre-existing, nonconforming lighting installations may be maintained unless the modifications listed below occur and are deemed substantial in the judgment of the planning commission:
 1. Replacement, modification, relocation, or addition to light fixtures.
 2. Addition to or relocation of lighting poles.
 3. Change in light source intensity.
 4. Change of use of the site.

When a substantial modification occurs, the entire outdoor athletic lighting installation on the site shall be subject to this Section, 7.3.F; however, the commission may permit lighting which more nearly complies with this Section, 7.3.F, even if such lighting does not fully comply with this Section.

- b. Lighting specified in Section 7.3.G.
2. Permitted Use - Outdoor athletic lighting with an illuminated play surface of three thousand (3,000) square feet or less and no light fixture(s) mounted to a pole at a height greater than twelve (12) feet are considered an ancillary use and are permitted as of right, subject to the provisions of Section 7.3.C. Outdoor athletic lighting with an illuminated play surface greater than three thousand (3,000) square feet or light fixture(s) mounted to a pole at a height greater than twelve (12) feet is prohibited unless a special exception is approved by the planning commission.

3. High Intensity and High Contrast Lighting Scoreboards: Scoreboards comprised of visible high intensity and high contrast lighting sources are permitted for the display of only information directly related to the current athletic activity (such as team names, play time remaining, scores, timeouts, etc.) subject to the provisions of this Section, 7.3, and further subject to the following standards:
 - a. Scoreboards must be turned off thirty (30) minutes after an athletic event.
 - b. Two (2) levels of brightness shall be provided and shall be automatically adjusted for day and night conditions. The preferred technique is a photocell sensor that changes the source brightness for day/night conditions. Timer-based control is an acceptable alternative if the day/night transition is adjusted for seasonal changes. Specific proposal for the day/night change technique shall be defined in the applicant's application.
 - c. The maximum brightness shall not exceed one thousand (1,000) ft.-lamberts for day mode, and shall not exceed one hundred twenty (120) ft.-lamberts for the night mode.
 - d. The applicant shall provide a written certification from the sign manufacturer that day and night time light intensity and color coordinates have been factory pre-set not to exceed the Luminance limits and to not allow changes to the color coordinates, and that these settings are protected from end-user modification by password-protected software or other method as deemed appropriate by the planning commission or their designee.
4. Hours of Operation: Lights shall be shut off within thirty (30) minutes after the event has ended or 10:00 p.m., whichever is earlier; however, operation past 10:00 p.m. may be permitted for special occasions by the zoning enforcement officer if he/she deems such extended operation to be in the greater public interest.

G. Exemptions

The following uses are exempt from the lighting requirements of these regulations:

- a. Temporary lighting as defined in Section 7.3.B.
- b. Temporary transitional athletic lighting, as defined in Section 7.3.B.
- c. Lighting required by federal regulations (cell towers, etc.).
- d. Emergency lighting no greater than required by CT Fire Safety Code, or other applicable public safety regulations or codes.
- e. Subdued, decorative light strings that do not vary in intensity or color such as C-7, C-9, or mini-lights (including LEDs) rated at less than three (3) Volts/string may be used to accent landscaping, trees, or ornamental features of a structure, but not to the extent of drawing attention to the use or site for commercial purposes, nor to attract attention from passing motorists or pedestrians.
- f. Light strings on property owned by the town, including public highway rights of way of the town or the state.
- g. Submerged pool lighting.

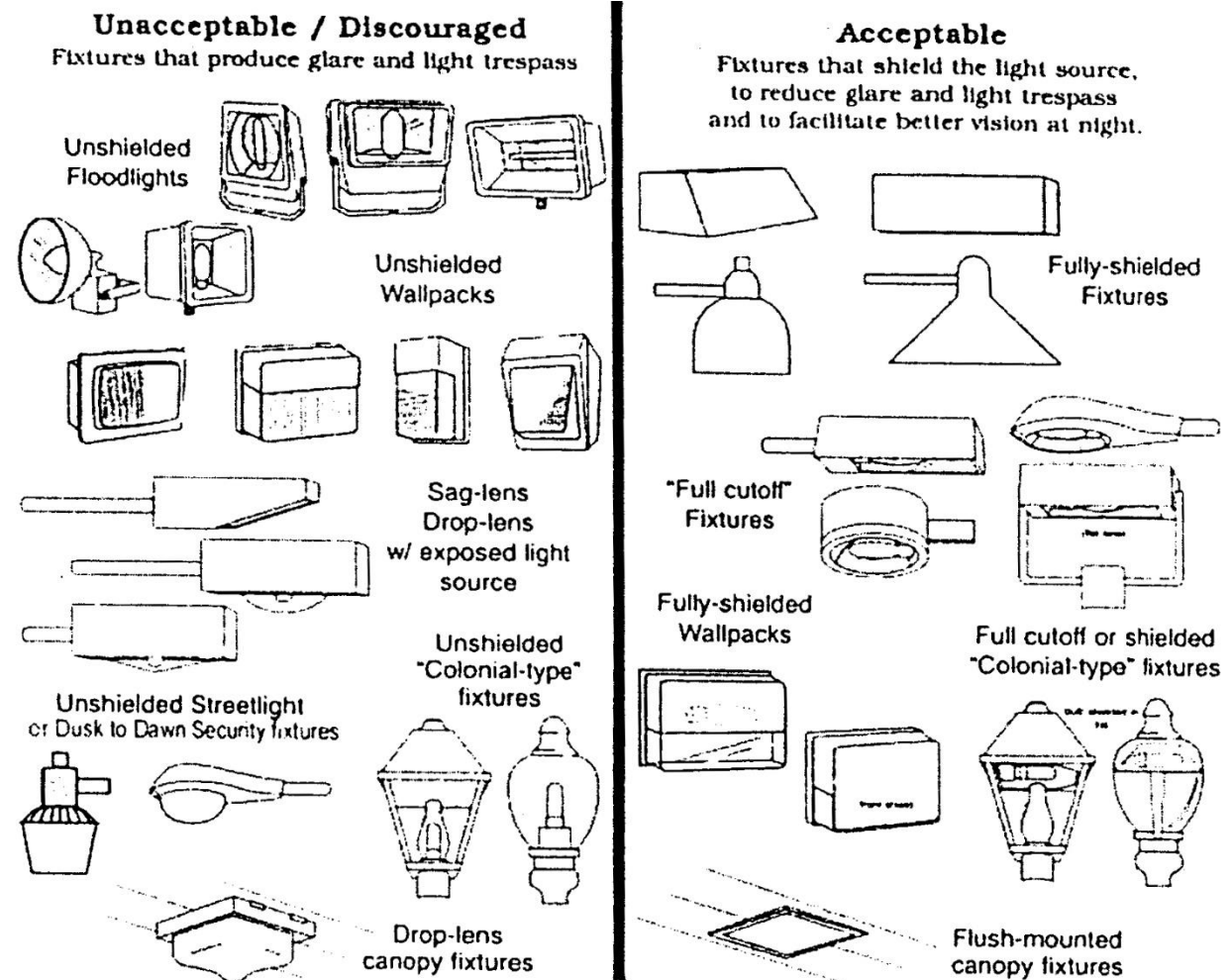
H. Severability

If any of the provisions of this Section, 7.3, or the application thereof is held invalid, such invalidity shall not affect other provisions or applications of this Section which can be given effect, and to this end, the provisions of this Section, 7.3, are declared to be severable.

I. Law Governing Conflicts

Where any provision of federal, state, county, or town law or ordinance conflicts with any provision of this Section, 7.3, the most restrictive shall govern unless otherwise required by law.

J. Examples of Light Fixtures



February 11, 2024

To whom it may concern

I, Daniel Bueno, reside in 64 Keighley pond rd. I am aware that my neighbor, Ted Hintz, would like to place lights on his property so he can exercise his horses with his family.

I support him and I have no issues with him doing so. If you have any questions you can reach me at my cell phone (860) 368-1589.

A handwritten signature in black ink, appearing to read 'Daniel Bueno', with a large, stylized initial 'D'.

Thank you.

Daniel Bueno

February 10, 2024

PLANNING AND ZONING COMMISSION

TOWN OF EAST HAMPTON

1 COMMUNITY DRIVE

EAST HAMPTON, CT 06424

TO WHOM IT MAY CONCERN

I am writing this letter at the request of my neighbor Ted Hintz.

Mr. Hintz is requesting our approval to erect lighting for his horse arena located at his property located directly behind our house located at 56 Keighley Pond Road.

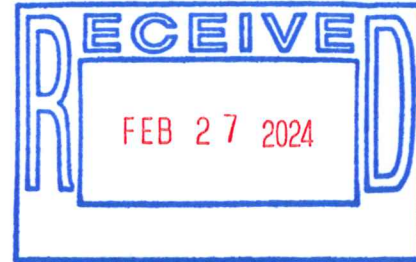
We believe that it would be very beneficial to Mr. Hintz and his family to have the lighting for safety and the lighting would also allow Mr. Hintz and his family to enjoy the riding arena after dark.

We are in complete agreement with Mr. Hintz on this matter and sincerely hope that the Commission approve his request so that he and his family can enjoy their horses longer.

SINCERELY,

Michael Pepin Katie Huey

MICHAEL PEPIN AND KATIE HUEY



To: The P&Z Chair and Commissioners for the March 6 2024 meeting.

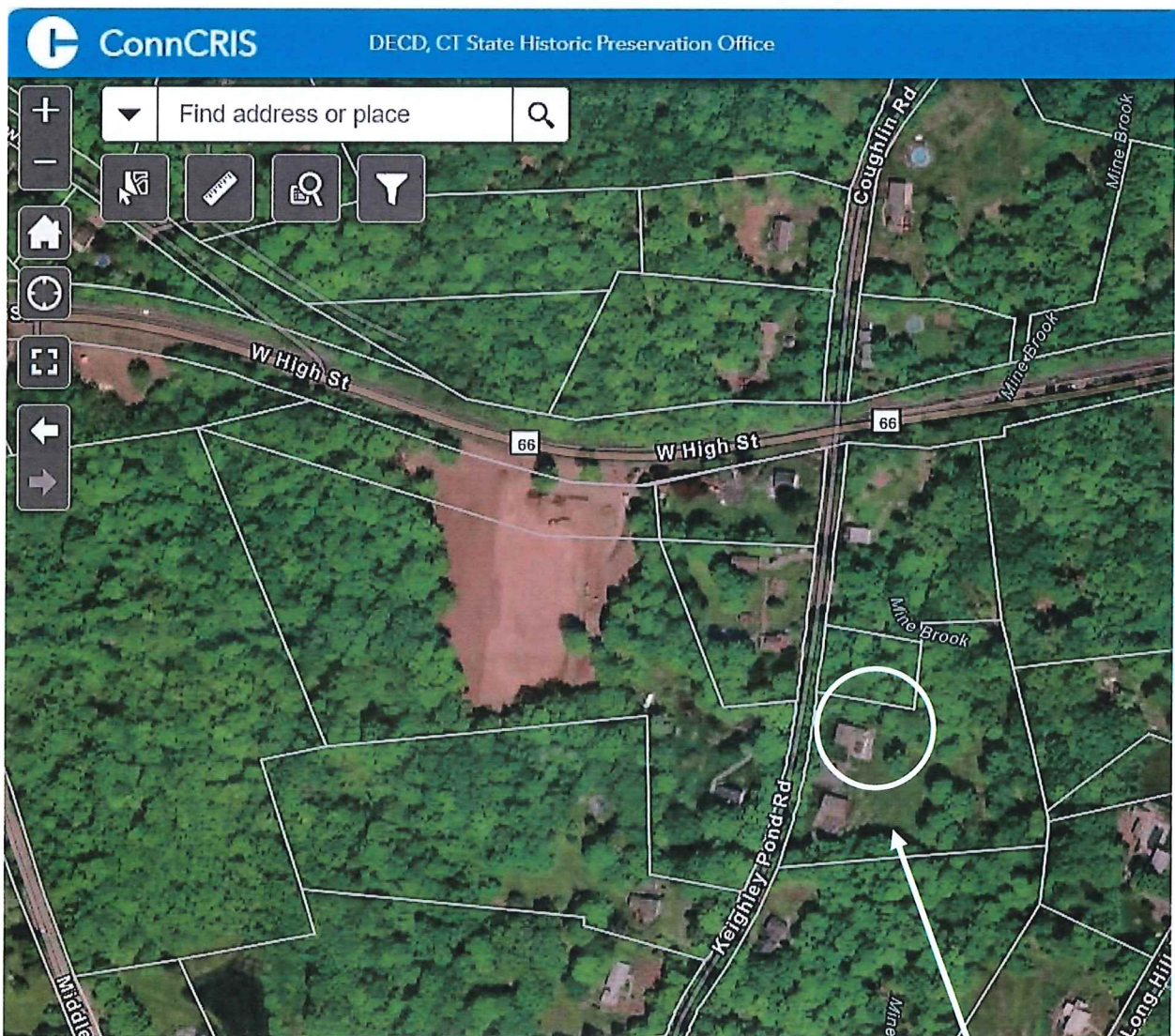
Reference: PZC-24-0003 Hintz Lighting 46 Keighley Pond road

From: Douglas Mackeown 47 Keighley Pond Road. Cell 860 930 9569

I support the request for lighting at the riding arena as shown in application P&Z 24-003.

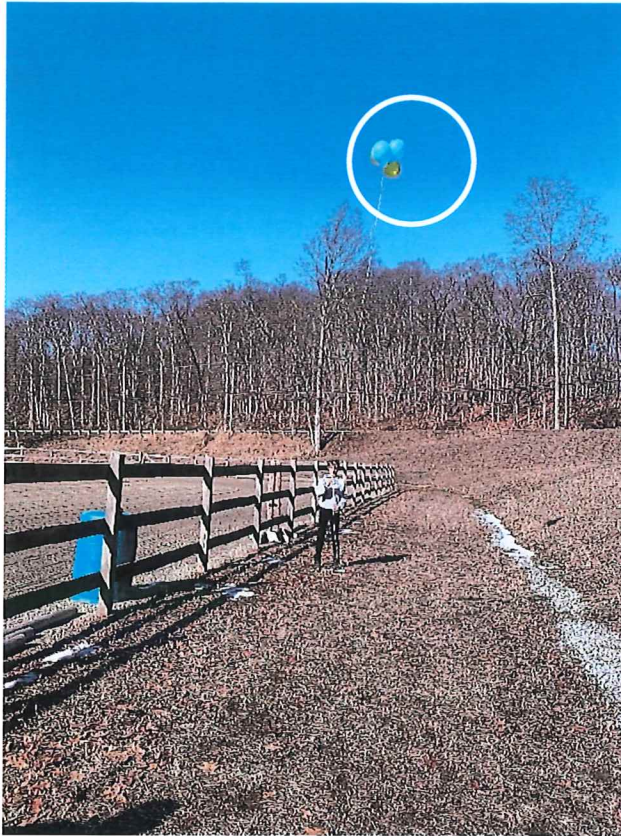
Allowing the lamp poles to be at 20 feet will improve the DOWN VIEW of the light, and reduce the amount of light pollution and overspill. The use of the LED lamps with multiple "BEAM ANGLES" also will cut down on the light pollution. Ted & I have mocked up the 20-foot height, using ballons and I could not see them from Keighley Pond Road.

For reference, my home is located across the street from Mr Hintz. See map.



Mackeown 47 Keighley Pond Road Parcel ID: 01C-11-3 Map 01C Block 11 Lot 3

Ballon mock up, 20 foot high.



at the floor of arena.



Ballons - From near the arena, Mr Hintz back yard.

Reference: PZC-24-0003 Hintz Lighting 46 Keighley Pond road

Sincerely yours: Douglas Mackeown

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