

**From:** [Deb Battit](#)  
**To:** [pbz-counter](#)  
**Subject:** Regarding special permit application for 46 Keighley Pond Rd.  
**Date:** Monday, March 4, 2024 8:49:45 AM

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Hi Cheryl,  
Thank you for your guidance regarding how to submit this letter.  
Regards,  
Deb Battit

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To the Planning and Zoning Commission:

I am writing in regards to the special permit application for lighting for 46 Keighley Pond Road. I live next door at 38 Keighley Pond Road. My property abuts the horse arena and is slightly downhill from it. There is a very thin stand of deciduous trees at the edge of my property, but the arena is clearly visible from much of my back yard, as well as from windows on the side and back of my house, in my den and master bedroom. We planted some shrubs last fall and are planting more this spring towards creating a visual buffer, but it will take many years for them to grow tall enough to provide an adequate screen. They will never grow tall enough to block high-power flood lights on 20-foot poles.

The special permit request is for far and above the standard lighting regulations for a residential zone (7.3.C.2; 7.3.C.3; 7.3.F.2): Twelve 200-watt high power flood lights at 28,000 lumens each, installed on six 20-foot poles. Given the number of lights, the high wattage of each, the height of the poles, and the topography of the arena and my property, it is hard to imagine how my property won't be adversely affected by light trespass, glare, and light pollution.

I respectfully ask the commission to consider the following questions in its review of this special permit application:

- Are 12 200-watt high power flood lights necessary, or could fewer provide adequate lighting?
- Must the lights be installed at 20 feet, or could shorter poles provide adequate lighting?
- Regardless of how many lights are installed, will they be fully shielded to reduce glare and light trespass on my property?

Thank you for your time and consideration.

Sincerely,

Deb Battit

38 Keighley Pond Rd.

Middle Haddam, CT 06456

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