

MINUTES
PLANNING COMMISSION
SPECIAL MEETING
MAY 19, 2011 – 6:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Steinford, Roper, Sherrard, Pritchard, Zod
Alternate members present: Fitzgerald
Absent: Kane, Munn
Staff present: Glemboski, Murphy, Gilot

Chairman Sherrard called the meeting to order at 6:04 p.m. and seated Zod for Munn.

II. ITEM OF BUSINESS

1. Fitch High School Field Improvements Modification, 101 Groton Long Point Road

Wes Greenleaf, Director of Buildings and Grounds, Groton Board of Education, explained that Musco Lighting had designed the original plan for the high school ball field, but after the bid, USL was chosen by the league as the lighting company. The league requested that Mr. Greenleaf present the alternative company's specs for Planning Commission approval.

Mr. Greenleaf showed the spill light plan. The plan showed the adjacent property lines but did not show the adjacent residence. The intensity of the spill light was discussed. Exhibit B-1 showed the three types of light fixtures with reflectors, the focus angles, and pole heights. Some of the pole heights had to be lowered to meet FAA requirements. Fixture cut sheets were distributed to the Commission.

The Commission and Mr. Greenleaf discussed visible light, glare, and horizontal lighting. In baseball, the sky needs to be somewhat lit to see a pop fly. The Commission had concerns with the potential spill light and/or glare to the adjacent house and whether an existing line of trees between the field and the adjacent house would be high enough to cover the glare. The existing vegetation is mostly located on the homeowner's property, and the Commission felt plantings on the school's property line would help.

Currently, most of the games at the field are scheduled to be played starting around 6 p.m., from April through August. The lighting fixtures are designed to control glare, minimize spill light, and maximize light on the field. Site plan standards and light pole heights were reviewed.

Don Rhuda, Musco Lighting, made some general comments about spill values, measurement of glare, the construction of the Musco light fixtures, and up-light.

The Commission asked if there is a test to ensure that what was proposed and approved is actually what is installed, and if there is such a test, who would perform it, and what would be an acceptable variation. The Commission also asked about testing of the lights before a game. Mr. Greenleaf said he is not sure of testing at this point; they do have a system with the football field and would

expect they will have a plan for this field as well. A burned out bulb would affect the light on the field. At this point there are no night events planned for that field outside of the baseball season.

The Commission discussed buffering for the adjacent residence which may be a requirement under staff technical items. Staff felt that the requirement should be written in the motion, rather than a technical item. The height and detail of the poles should also be on the plan. The method of the mounting of the poles would have to be approved by the Building Official. The point of reference from which to measure the potential light issue was decided to be the house on the adjacent property. Mr. Kadri said the school district would make a reasonable attempt to buffer the neighbor's property.

MOTION: To approve a Site Plan Modification for Fitch High School Baseball Field Lighting, 101 Groton Long Point Road with the following modifications:

1. A final photometric plan shall be submitted to and approved by the Office of Planning and Development Services prior to obtaining a building permit for the poles and lighting. The new lighting shall meet the following requirements:
 - a. The USL CE fixtures shall have internal glare/spill control louvers with reflector segments for maximum lighting control.
 - b. The individual luminaire wattage shall not exceed 1500 watts.
 - c. The maintained average horizontal illumination at the property line shall not be greater than that shown on USL Exhibit A dated 5/13/11.
 - d. The lighting fixtures and the poles heights shall be consistent with USL Exhibit B dated 5/13/11.
2. The tops of all poles may be lit, if necessary, with "Aviation Red Obstruction Lighting" or "Dual Lighting (red night/white day)" in accordance with FAA Advisory Circular AC 70/7460-1K. Any other type of lighting or marking system for the poles shall require additional review and approval by the Planning Commission.
3. All staff technical items shall be addressed.

Motion made by Pritchard, seconded by Steinfeld.

The Commission discussed the control of levels of spill light or glare, maybe added as a technical item. Staff said there should be some certification that the lighting plan meets the levels specified.

Motion to amend the motion on the floor to include the following:

1. e. Maximum vertical foot candles shall not exceed USL CE specifications.

3. OPDS staff shall determine if additional landscape buffering from the lighting to the adjacent house is required following installation of the lighting fixtures.

Amended motion made by Pritchard, seconded by Steinfeld.

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3. OPDS staff shall determine if additional landscape buffering from the lighting to the adjacent house is required following installation of the lighting fixtures.
4. All staff technical items shall be addressed.

Motion passed unanimously.

III. ADJOURNMENT

Motion to adjourn at 7:20 p.m. made by Zod, seconded by Steinfeld, so voted unanimously.