



From: Planning and Zoning <PANDZ@westportct.gov>
Sent: Monday, July 31, 2023 9:15 AM
To: Dewitt-Smith, Devonte <dsmith@westportct.gov>
Subject: FW: dark sky regulations

Sara Amaro

Administrative Assistant II

(203) 341-1079



From: Nancy Thiel <nancy@thielfdesign.com>
Sent: Monday, July 31, 2023 9:06 AM
To: Planning and Zoning <PANDZ@westportct.gov>
Subject: dark sky regulations

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The Town of Westport
Planning and Zoning Commission

Dear Commission,

I read with great interest the report in the Westport Journal that the P&Z Commission is finally discussing dark sky policies. As you may recall, I wrote to you last July and never received a response to my concern about commercial parking lot lighting adjacent to new residential developments along the Post Road. I live in one such development. I'm so pleased that the commission is finally picking this issue up.

Please adopt the measures and ask the commercial businesses in town to adjust their parking lot lighting. It would help enormously. I might also add that you already had in your building code many regulations to control lighting on commercial properties. In any event, many thanks for addressing this important need for both residents and nightlife alike.

Kind regards,
Nancy

Nancy Thiel, Founding Principal

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From: Nancy Thiel <nancy@thielfdesign.com>
Date: Monday, July 25, 2022 at 9:16 PM
To: PandZ@westportct.gov <PandZ@westportct.gov>
Cc: jtooker@westportct.gov <jtooker@westportct.gov>, Robert Haroun <rharoun2000@yahoo.com>
Subject: FW: 1460 Post Road East - parking lot lighting

The Town of Westport
Planning and Zoning Commission

Dear Commission,

I attended this evening's zoom meeting hoping for a follow up to my email from yesterday as new business. While my request was not addressed, I expect it to be on the agenda at your next meeting. I attach a photo of the parking lot lighting from 1460 Post Road East shining into my bedroom. The owners of 1460 can do a better job in following your zoning regulations and your inspectors can do a better job at enforcement.

I look forward to your assistance with a resolution of this issue. 1460 PRE does not need to be shining lights into my home.

Regards,
Nancy

Nancy Thiel, Founding Principal

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From: Nancy Thiel <nancy@thielfdesign.com>
Date: Sunday, July 24, 2022 at 11:02 AM
To: PandZ@westportct.gov <PandZ@westportct.gov>
Cc: jtooker@westportct.gov <jtooker@westportct.gov>, Robert Haroun <rharoun2000@yahoo.com>
Subject: 1460 Post Road East - parking lot lighting

The Town of Westport
Planning and Zoning Commission

Greetings.

I am a Westport resident at 1480 Post Road East. Excessive parking lot lighting coming from 1460 Post Road East is shining into my home and is affecting my quality of life.

Westport Zoning Regulation 44-5.5 Lighting and Noise, item b. states "all exterior lighting shall be designed so that...light sources... are shielded in such a way that the light will be down directed and will not be visible at a height greater than six (6) feet above the ground level at property lines."

Further, 34-11.13 Lighting Standards for Parking Lots states, "Any lighting used to illuminate any off-street parking area shall be shielded, down directed and so arranged as to reflect the light away from adjoining premises."

I request that you to work on an immediate remedy. I appreciate your assistance.

Thank you,
Nancy Thiel

Cc: Jen Tooker, First Selectwoman
Rob Haroun

Nancy Thiel, Founding Principal

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44-5.5 Lighting and Noise

44-5.5.1

That all exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light at, and glare across, the property lines.

- a. All exterior light fixtures shall be located at the minimum height from the ground and the maximum distance from the property line consistent with providing adequate and safe lighting of the building entrances, walkways, parking area and access ways.
- b. All exterior lighting shall be designed so that the filaments, light sources or lenses are shielded with opaque material in such a way that the light will be down directed and will not be visible at a height greater than six (6) feet above the ground level at property lines.
- c. Unshielded lighting may be used if it can be shown that the light distribution characteristics of the proposed fixtures are not objectionable.
- d. Lighting may be directed upward at such an angle to light only on-site buildings, trees, shrubs or site surfaces.
- e. Lights producing varying intensities, changing colors, or light movement shall be prohibited.

34-11.13 Lighting Standards for Parking Lots

Any lighting used to illuminate any off-street parking area shall be shielded, down directed and so arranged as to reflect the light away from adjoining premises and public rights-of-way. Lighting of the parking lot must be adequate at ground level for the protection and safety of the public in regard to pedestrian and vehicular circulation (Also see §44-5.5.1(b), Lighting and Noise).

