

## **32-19 Permanent Lighted Athletic Fields on Town Owned Public School Property**

### **32-19 Purpose**

The purpose of this regulation is to encourage expanded use of Town owned public school athletic fields while not causing unreasonable adverse impacts to surrounding residential neighborhoods. Permanent Lighted Athletic Fields on Town Owned Property may be permitted on properties that have a minimum of 20 acres and a minimum of 200 parking spaces. The amount of lighting required shall achieve safe conditions for athletes, coaching staff and spectators. Permanent Lighted Athletic Fields on Town Owned Property are subject to a Special Permit and Site Plan approval in accordance with [§43](#) & [§44](#), herein, and subject to the following conditions:

### **32-19.1 Application Requirements**

An application for Site Plan and Special Permit shall be submitted as required under [§43](#) & [§44](#) of the regulations. In addition the applicant must submit the following:

- a. Photometric plans for the entire area to be lighted including a separate plan for [Westport Athletic Special Events](#) and separate plans for practices. These plans shall show all property lines that abut the area to be lighted. The values to be measured are to be the vertical and horizontal foot candles measured at the property line on a ten foot vertical grid at ground level up to the highest [elevation of any lighting structure or luminary](#);
- b. A design plan for the sound system and sound mitigation that minimizes the impacts on adjacent properties.

### **32-19.2 Considerations**

When considering Permanent Lighted Athletic Fields on Town Owned Public [School Property](#), the Planning and Zoning Commission shall consider and determine in each case the following:

- a. the impact that such approval shall have on the general health and welfare of the residents of the Town;
- b. the effects of light and noise that this approval will have upon surrounding residential neighborhoods;
- c. the proposal will not adversely affect public safety;
- d. the proposal will be consistent with the current Town Plan of Conservation and [Development](#) and the Westport zoning regulations;
- e. the proposal will be consistent with [§44-6](#); Special Permit standards.

### **32-19.3 Commission Action**

After the required public hearing is held and findings are made, the P&Z Commission may, at its sole discretion:

- a. Approve the application as proposed or introduce additional requirements or conditions to insure that surrounding residential areas are not unreasonable adversely impacted as a result of the application;
- b. Deny any application that would cause unreasonable adverse impacts to surrounding residential areas.

### **32-19.4 Conditions of Approval**

Any Special Permit for a Lighted Athletic Fields on Town Owned Public [School Property](#) approved by the Planning and Zoning Commission under this regulation shall be subject to the following.

- a. The property shall be a minimum 20 acres in size and have a minimum of 200 parking spaces.
- b. All [structures](#) used to light athletic fields shall achieve a minimum 50 foot [setback](#) from all residential property boundaries.
- c. The structures used to light athletic fields shall not exceed 80 feet in [height](#) measured from ground [elevation](#) at the center of the field to the highest point of the structure including any attached fixture.



- d. Lighting structures shall be designed to avoid light spillage onto and minimize offensive glare visible from surrounding residential properties. All lighting must be down directed to the greatest extent possible. No measurement of luminance taken at the property line as a result of lighting sources located on the subject property shall exceed 0.3 foot candles as measured in the photometric plan required in [§32-19.1a](#). The 0.3 foot candles may be achieved by using evergreen screening and/or fencing or other types of screening acceptable to the Commission.
- e. All athletic field lighting must be turned off at the earlier of either a) 30 minutes after the end of any, [Westport Athletic Special Event](#), practice or other activity, or b) 8:00 p.m. No game or event may be scheduled to start later than 7:00 p.m. The lighting control system shall have provisions acceptable to the Commission in order to guarantee these limited use restrictions which must be specified in a special permit application.
- f. The Commission may, at its discretion, permit a limited number of exceptions to the 0.3 foot candle limitation and the 8 p.m. curfew for Westport Athletic Special Events provided that a) the measurement of luminance at the at the property line as a result of lighting sources at the subject property may not exceed 1.0 foot candle as measured in the photometric plan specified in [§32-19.1a](#) for Westport Athletic Special Events and b) all athletic field lighting is turned off by 11:00 p.m.
- g. No athletic field lighting may be used on Saturdays, except as follows: No more than two (2) Saturdays during the calendar year may be used for a Westport Athletic Special Event. Any use of the lights on a Saturday, whether for a game or practice, regardless of the hour, shall be a Westport Athletic Special Event. On such Saturdays, the lights must be off by 8:00 p.m., with no extensions beyond 8:00 p.m. for weather overtime, travel problems or any other reason. In the event of a Westport Athletic Special Event on a Saturday, 1) there shall be no Westport Athletic Special Event on the preceding Friday night; and 2) the lights for any other games or practices will be turned off on the preceding Friday no later than 7:00 p.m. 2) No athletic field lighting may be used at any time on Sundays. 3) No athletic field lighting may be used between December 1st and September 1st except for Westport Athletic Special Events or games and practices associated with CIAC or FCIAC Playoff or Championship football playoffs for the Staples High School football team. 4) Athletic field lighting for practices associated with CIAC or FCIAC Playoff or Championship football games for the Staples High School football team shall not be used past 8:00 p.m.
- h. There shall be no more than 8 lighted Westport Athletic Special Events at any particular facility during any 12 month period that begins September 1st of each year. No later than August 15th for the fall season and February 15th for the spring and summer seasons of each year a list of upcoming Westport Athletic Special Events shall be submitted to the to the Planning and Zoning Dept. CIAC or FCIAC Playoff or Championship football playoffs for the Staples High School football team are in addition to the approved number of permitted Westport Athletic Special Events.
- i. There shall be no more than 2 properties with permanent or temporary lighted athletic fields constructed after the effective date of this amendment (10-5-11).
- j. There shall be no more than 1 permanent or 2 temporary lighted athletic field(s) per property but not a combination of permanent and temporary lights.
- k. The use of gas or diesel power generators, except as emergency backup, shall be prohibited except if specifically approved by the Planning and Zoning Commission as temporary athletic field lighting pursuant to [§32-19A](#).
- l. The applicant shall provide information about sound and noise as part of any special permit application. Any application shall demonstrate that noise and sound effects on surrounding residential properties shall be to the minimum extent possible. If deemed necessary by the Commission sound attenuation measures shall be installed. When athletic field lighting is in use, a public address system may only be used for Staples High School varsity games. There shall be no amplified music for any Westport Athletic Special Event after halftime. There shall be no amplified sound during practices.
- m. Any additional requirements or restrictions the Commission determines at its discretion are necessary to insure that adjacent properties are not significantly adversely impacted by the proposed special permit.
- n. All special permit applications under this section shall provide guidelines for controlling, air horns, bull horns and similar devices.

- o. The lighted fields shall only be used for Westport team athletic practices and games (except for required league reciprocity) as sponsored or sanctioned by the Board of Education or the Westport Parks and Recreation Department. Community athletic events are allowed (e.g. youth football, lacrosse, field hockey, soccer). Fairs, concerts, "battle of the bands" or other musical event are not allowed, but nothing shall prohibit school bands from performing during games or at halftime.
- p. Prior to the issuance of a Zoning Certificate of Compliance the applicant shall submit a final engineer's certification of luminance measurements at the property line.