



**Town of Westport
Planning & Zoning Commission**

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
Telephone (203) 341-1030 | Fax: (203) 454-6145
pandz@westportct.gov | www.westportct.gov

WESTPORT™

MEMORANDUM

TO: Members, Planning and Zoning Commission
FROM: Amanda Trianovich, Deputy Director
DATE: October 30, 2024
RE: **DRAFT Explanatory Statement to Modify §32-19, Permanent Lighted Athletic Fields on Town Owned Public School Property**

Background

On July 30, 2009, the Planning & Zoning Commission approved Text Amendment #594 which authorized in the Zoning Regulations provision that would allow Permanent Lighted Athletic Fields on Town Owned Public School Property. The regulation became effective August 30, 2009.

On August 20, 2009, the approval of Text Amendment #594 was appealed to Superior Court by Plaintiffs.

On November 10, 2011, the Planning & Zoning Commission approved the Stipulation and Settlement Agreement and adopted the revised Text Amendment.

On November 10, 2023, the Stipulation and Settlement Agreement terms expired.

On December 4, 2023, the Planning & Zoning Commission solidified a Recreation Subcommittee with an objective to guide the Planning and Zoning Commission to fulfill its dual roles in planning and regulatory zoning in a manner that optimally serves the town's recreation needs. The PZRS is committed to ensuring that the recreational offerings of the town are not only abundant but also reflective of the evolving interests and requirements of all community members.

Proposal

Purpose:

- Expand the use of lighted athletic fields on town-owned school properties to accommodate winter activities, responding to warmer temperatures and reduced daylight hours.
- This amendment helps align the town's amenities with those of other FCIAC schools by improving access to artificially lit fields.

Rules & Restrictions:

- **Field Definition:** Lighted fields should not disrupt nearby residential areas.
- **Special Permit Requirements:**
 - Each field requires a separate special permit application, with P&Z oversight.
 - Lighting must be downcast to prevent light spillage onto neighboring properties.
 - Minimum Site Requirements: Must be at least 20 acres and have 200 parking spaces which only applies to 70 North Avenue, 65 Easton Road, and 170 Riverside Avenue.
 - Lighting Management: Lights are to be dimmed post-event for 30 minutes to allow safe cleanup and exit.
 - Site plans and special permits must follow standards for lighting (e.g., photometric lighting plans), noise reduction, and regular compliance monitoring.

Usage Limitations:

- Fields are designated for sanctioned school or community athletic events; reciprocity athletic events are permitted, while fairs or concerts are not allowed.
- Residents may request field access through Parks & Recreation.