

PLANNING BOARD PUBLIC
WORKSHOP MEETING:
PROPOSED ZONING
ORDINANCE AMENDMENTS

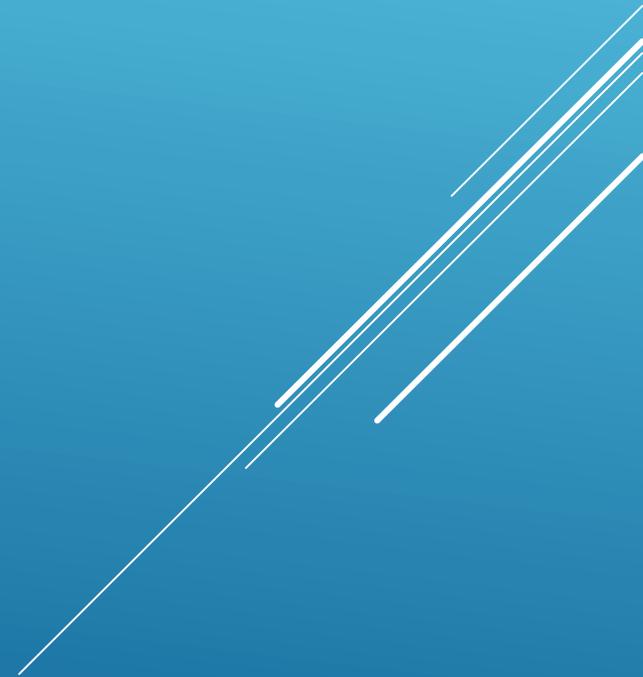
January 7, 2021

AMENDMENTS TO THE DEVELOPMENT PLAN REVIEW PROCESS - ZONING ORDINANCE §306

- ▶ The Town Planner, rather than the Building/Zoning Official, would determine whether development applications meet thresholds to require full DPR.
- ▶ Façade alternations, except for minor repairs, replacement of existing siding, and painting, will require DPR. Where full DPR is not required, waivers for siding or windows not in compliance with the design standards will still be required.
- ▶ Screening of rooftop equipment (existing or proposed), would be required for any building where a building permit for exterior alterations is requested.



QUESTIONS &
COMMENT?



PROPOSED NEW ZONING ORDINANCE ARTICLE 27B – OUTDOOR LIGHTING

- ▶ Impose criteria for use of outdoor lighting, including:
 - ▶ Require use of fully shielded fixtures, with fixtures approved by the International Dark Sky Association encouraged.
 - ▶ Light sources must have “warm” lamp correlated color temperature to limit adverse impacts of some LED lighting.
 - ▶ Fixtures must be aimed and shielded to ensure no glare that would adversely impact motorists, bicyclists and pedestrians.
 - ▶ The illumination projected onto an abutting residential use shall not exceed 0.1 foot-candle.

PROPOSED
NEW ZONING
ORDINANCE
ARTICLE 27B –
OUTDOOR
LIGHTING

- ▶ Criteria for use of outdoor lighting (cont.):
 - ▶ The illumination projected onto an abutting non-residential use shall not exceed 1.0 foot-candle.
 - ▶ For commercial properties outdoor lighting must be extinguished by 30-min. after closing.
 - ▶ For multi-family and mixed-use properties outdoor lighting must be extinguished by 11pm or 30-min. after business closing, whichever is later, except for lighting needed for parking and walkways for residents.
 - ▶ Fixtures limited to mounting height of 20 feet above ground.

PROPOSED NEW ZONING ORDINANCE ARTICLE 27B – OUTDOOR LIGHTING

- ▶ Administration
 - ▶ Single-family and two-family residential do not require approval for outdoor lighting but must comply with requirements to limit impacts on abutters.
 - ▶ Lighting plans must be submitted to the Planning Board or Building/Zoning Official as part of the applicable development approval process for subdivisions, multi-family, mixed-use and commercial projects.
 - ▶ Plans must include location and type of lighting fixtures and analysis of the intensity of light on and off site.
- ▶ Safety concerns and nuisance glare must be addressed when brought to the owner's attention.
- ▶ Non-conforming lighting must be brought into conformance when the fixture(s) is replaced or when there is a change of use of the property.

Examples of Fully Shielded Luminaires





QUESTIONS &
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