

**Darien Public Schools
Darien, Connecticut**

To: Dr. Lynne Pierson, Interim Superintendent of Schools

From: Timothy Canty, Assistant Superintendent for Secondary Education
Christopher Manfredonia, Director of Athletics, Physical Education, and Health

Date: January 24, 2014

Re: Follow-Up Report on Temporary Stadium Lights Pilot Project

I. Background.

On October 8, 2013 the Darien Planning & Zoning Commission granted a 5 year permit, with stipulations for Darien High School to utilize six portable lights at the Darien High School Stadium Field. The terms of the resolution were such that the lights could be used on weeknights in 2013 beginning on the first Monday in November and concluding at the end of the high school football season, which this year was December 14, 2013. Darien Junior Football League (DJFL) was permitted to use the lights beginning on October 15th.

As a commitment written into the Board of Education's proposal and as part of the Planning and Zoning Commission's (P&Z) approval, the Board of Education pledged to conduct a review of the project, once completed. The specific Resolution adopted by the P&Z describes this requirement, in part as:

"Within 60 days after annual fall light use allowed under this decision (such final date expected to be near the end of November annually), the Board of Education shall prepare a written report outlining the following:

- 1. The dates and times when the lights were used;*
- 2. Which teams used the lights, and on which dates and times;*
- 3. Any complaints regarding the noise, light or other potential impacts for temporary lights to be used in the future.*

In order for the Planning & Zoning Commission to get a better understanding of how this has worked, a copy of the first annual said report shall be submitted to the Planning & Zoning Office before January 31, 2014 and the same each ensuing year, so that the Commission can discuss said report at a meeting in February 2014. This basic report shall include the dates and hours the lights were used, what teams used the field, as well as any complaints or comments received. This report will also allow the Board of Education to consider what they would do or could do differently, and to better understand what impacts the lights use may have had."

II. Review Procedure

- 1) The Administration developed a list of considerations to be included in the review process and invited further comment from the Board of Education, the neighbors, the Darien Junior Football League, and the DHS Administration as to these considerations. The final list included the following:
 - a. Impact on Darien High School athletics
 - b. Impact on Darien Junior Football League
 - c. Impact on Neighbors
 - d. Administrative and Faculty Implications
 - e. Compliance with Project Guidelines
 - f. Compliance with P&Z Resolutions

- 2) The Administration published the criteria and identified the process for individuals to provide input (both positive, negative, and neutral) into the review.
 - a. Input may be written and shared via email or postal mail to the Superintendent.
 - b. Input may be provided via phone call to the Superintendent.
 - c. Input may be solicited in a scheduled meeting with the Superintendent.

III. Project Logistics

- 1) Following Planning & Zoning's vote to approve the project, 6 direct plug-in powered portable light poles were delivered on October 15, 2013, and set up at the Darien High School Stadium Field on October 16, 2013. All six light poles were positioned along the east sideline running track and faced west toward the school.
- 2) The lights were set at a height of 30'. Most lights were set perpendicular to the field, with the northernmost light fixture being set at about 45 degrees to the field.
- 3) The Planning & Zoning Commission approved use of these lights for weekday practices only. The lights could be illuminated at dusk and needed to be turned off no later than 6:00 p.m.
- 4) It is noted that a separate application for the use of the lights from the time after DHS practices ended to 7:00 p.m. was approved by the Planning & Zoning Commission for the Darien Junior Football League. Teams from the DJFL utilized the lights on a schedule that was independent from the schedule of use of Darien High School teams on the following dates and times and circumstances:

Wed. 10/16 on at 6:10 off at 7:00	:50	Youth only
Thur. 10/17 on at 6:20 off at 7:00	:40	Youth only
Fri. 10/18 on at 6:22 off at 7:00	:38	Youth only

Mon. 10/21 on at 6:05 off at 7:00	:55	Youth only
Tues. 10/22 on at 6:09 off at 7:00	:51	Youth only
Wed. 10/23 on at 6:03 off at 7:00	:57	Youth only
Thur. 10/24 on at 6:16 off at 6:56	:40	Youth only
Fri. 10/25 on at 6:05 off at 6:57	:51	Youth only
Mon. 10/28 on at 6:02 off at 7:02	1:00	Youth only
Tues. 10/29 on at 6:00 off at 6:56	:56	Youth only
Wed. 10/30 on at 5:50 off at 6:57	1:07	Youth only
Thur. 10/31 Halloween No Lights Used		
Fri. 11/1 on at 5:47 off at 6:58	1:11	Youth only
Mon. 11/4 on at 5:20 off at 7:00	1:40	Youth only
Tues. 11/5 on at 5:29 off at 6:59	1:30	Youth only
Wed. 11/6 on at 4:45 off at 7:00	2:15	HS/Youth
Thur. 11/7 on at 5:22 off at 7:00	1:38	Youth only
Fri. 11/8 on at 5:24 off at 6:59	1:35	Youth only
Mon. 11/11 on at 4:47 off at 7:00	2:13	HS/Youth
Tues. 11/12 on at 4:45 off at 7:00	2:15	HS/Youth
Wed. 11/13 on at 4:44 off at 7:01	2:17	HS/Youth
Thur. 11/14 on at 5:29 off at 7:01	1:32	HS/Youth
Fri. 11/15 on at 5:30 off at 7:02	1:32	HS/Youth
Mon. 11/18 on at 5:30 off at 6:59	1:29	HS/Youth
Tues. 11/19 on at 5:33 off at 7:00	1:27	HS/Youth
Wed. 11/20 on at 4:45 off at 6:58	2:13	HS/Youth
Thur. 11/21 on at 4:39 off at 6:59	2:20	HS/Youth
Fri. 11/22 on at 4:30 off at 7:00	2:30	HS/Youth
Mon. 11/25 No Lights Used		
Tues. 11/26 on at 4:15 off at 5:30	1:15	HS only
Wed. 11/27 No Lights Used		
Thur. 11/28 Thanksgiving No Lights Used		
Fri. 11/29 No Lights Used		
Mon. 12/2 on at 4:15 off at 5:23	1:08	HS only
Tues. 12/3 No Lights Used		
Wed. 12/4 on at 4:15 off at 5:20	1:05	HS only
Thur. 12/5 on at 4:15 off at 6:30	2:15	HS only
Fri. 12/6 on at 4:15 off at 6:30	2:15	HS only
Mon. 12/9 No Lights Used		
Tues. 12/10 Snow Closed School		
Wed. 12/11 on at 4:00 off at 5:30	1:30	HS only

Thur. 12/12 No Lights Used

Fri. 12/13 No Lights Used

Summary of Feedback:

- 1) Darien High School Athletic Administration: The High School Administration reported that this lights project provided an important opportunity for both the DHS football and field hockey teams to practice under safer late fall conditions and to better prepare each team more properly for their late season games. It should be noted that this past fall, both the field hockey & football teams reached the state championships in their respective sport. This late ending to both their seasons was aided by the ability to hold a later practice on their game field with the use of the portable lights. The coaches again reported that the lights spread across the field and allowed for greater use of the field space. The light cast down upon the field covered approximately one-half to two-thirds of the field.
- 2) Darien Junior Football League: The feedback from the DJFL was very positive, as it has been in years past. The DJFL spokesperson reported that the availability of the lights was well received by players, coaches & parents, and contributed to having four of six grades participate in championships, with two of those teams winning.
- 3) Neighbors to Darien High School: Please see attached email.

Logistics- There was limited commentary about the logistics. The timetable as outlined by Planning & Zoning was adhered to and the lights were on for 33 days for approximately 48 hrs. There seemed to be an anomaly on two dates (12/5 & 12/6) in which the lights were not turned off until 6:30 p.m. The DHS football team, while still in season during these dates, was off the field well before 6:30 p.m.

Noise Level- The issue of noise was not raised as an issue this year.

Light Intensity- The most significant issues expressed dealt with the light sources. The concerned neighbor from Middlesex Road who emailed P&Z as well as the Superintendent of Schools this past fall dealt with three issues; the "landing strip" effect the lights give off, numerous reflections of the lights off windows, and the reflections from the light banks themselves. It should be noted that temporary shades, in the form of painted black plywood are placed each evening on the windows of the school cafeteria window and press box. The purpose of this is to reduce or all together eliminate the reflected glare onto neighbor's property. This was verified by Jeremy Ginsberg of the P&Z Commission during his site visit on November 7th at 5:00 p.m.

Summary of Superintendent's Findings

In general, from the perspective of both the Darien HS Athletic Dept. as well as DJFL, this year's use of the temporary portable lights was quite a success. While the number of dates of use did increase this fall as compared to past falls, this can be attributed to both the DHS Field Hockey & Football teams reaching the state finals, which for football concluded on 12/14/13. Total number of days of use was 33, for approximately 48 hrs. Important late season practice time was kept intact and was held under safe conditions. All surveyed appreciate the support of the Planning & Zoning Commission. As was the case last year, the lights were set at 30 feet to provide greater illumination across the width of the field which could allow for a team to use the entire field for practice as opposed to a more restricted area. The use of temporary shades on the cafeteria windows & press box all but eliminated the issue of reflective glare from those windows. It should be noted however, that there was one concern filed from a neighbor on Middlesex Road regarding the glare seen from his property from both the reflection of the lights off the building as well as the reflection of the lights themselves. This can be addressed next fall by angling the lights at a more downward direction, hopefully limiting the reflective glare seen by neighbors.

Closing

The Administration of the Darien Public Schools expresses its deep gratitude to the Darien Planning and Zoning Commission for approving our application for a five-year fall lights project to take place. The Darien Junior Football League and the Darien Blue Wave Booster Club continue to be exceedingly generous in their financial support of the portable lighting system. It is important to note that it is the students who benefit from the use of the lights, allowing them to practice on an appropriate space, under safe conditions. The Administration anticipates continuing to be able to take advantage of the benefits of the temporary portable lights for the Fall of 2014.

Attachments: Planning and Zoning Commission Resolution of October 8, 2013
Copy of Written Feedback

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
October 8, 2013**

Application Number: Special Permit Application #188-B(2)/Site Plan
Darien Board of Education, Darien High School, 80 High School Lane

Street Address: 80 High School Lane
Assessor's Map #9 Lots #80 & #81

Name and Address of:
Property Owner: Darien Board of Education/Town of Darien
35 Leroy Avenue/2 Renshaw Road
Darien, CT 06820

Name and Address of
Applicant: Darien Board of Education
35 Leroy Avenue
Darien, CT 06820

Name and Address of
Applicant's Representative: Dr. Stephen V. Falcone
Darien Public Schools
35 Leroy Avenue
Darien, CT 06820

Activity Being Applied For: Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams from Fall 2013-Fall 2017.

Property Location: The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road.

Zone: R-2

Date of Public Hearing: September 17, 2013

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: September 6 & 13, 2013

Newspaper: Darien News

Date of Action: October 8, 2013

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:
October 18, 2013

Newspaper: Darien News

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 400, 1000 and 1020 of the Darien Zoning Regulations for the Commission to approve this project.

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 2

- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted application materials, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.

- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The application is to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams during Fall 2013-Fall 2017. At the public hearing, it was noted that they are requesting a five-year approval.
2. The Commission notes that there is a related application for temporary lights for exclusive use by the Darien Junior Football League (DJFL) at this property (Special Permit Application #188-D(2)/Site Plan). Both the subject application and that application were heard simultaneously on September 17, 2013. That DJFL application has been decided separately. Also, an application was put forth by DJFL to allow temporary lights to be up to thirty feet high at Holahan Field, and that also has been decided separately.
3. The purpose of the temporary portable lights is to have practices on the Stadium Field for a number of high school sports teams. As noted within the submitted "Guidelines for 2012 Use of Temporary Plug-in Portable Light Poles", the Director of Athletics will make the determination on the field assignments, and which teams are able to practice on this field during the approved weekday times herein.
4. An important factor for this Commission in its consideration of this application is the location of the High School in a fully developed residential zone, surrounded on all sides by single-family houses; and with the Stadium Field, in particular, located directly adjacent to a portion of that neighborhood. The Commission's application of its own Regulations to this request for a Special Permit requires that these location and proximity factors be considered fully in applying each element of those regulations.
5. During recent Fall Sports seasons at Darien High School, use of six 20 or 30 foot high portable, temporary lights was carried out at the High School's Stadium Field after approval from the Planning & Zoning Commission. This allowed the football team and other High School sports team's weekday practice sessions under the lights for a maximum number of hours. It also allowed DJFL practices afterwards. The Darien Board of Education conducted a study and survey concerning the practice sessions and the use of the portable lights, and about the impact of these activities on the residential neighborhoods surrounding the High School. During the public hearing on the subject application, the use of the lights and the prior reports submitted

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 3

by the Board of Education on lights were discussed, and input from the general public was considered.

6. According to the submitted project description/narrative, the placement and use of lights are requested to be as follows for 2013-2017:
HOURS:
The lights can come on when daylight conditions require their use.
The lights must be turned off no later than 6 p.m.
DAYS:
Commencing on the first Monday in November;
Concluding at the end of the high school football season, which usually ends later than the field hockey season.
--If the high school football team does NOT make the State tournament, then the last day of light use would be on the Wednesday before Thanksgiving.
--If the high school football team DOES make the State tournament, then the lights are proposed to be used through the first week of December.
7. The applicant noted, and the Commission agrees, that this is a very limited proposal for a limited duration. The details presented to the Commission were adequate for it to gain a sufficient understanding of the proposed activity. The Commission is looking for the Board of Education and its representatives to manage this temporary lights program to ensure full compliance with Subsection 405b.
8. The subject application is solely for portable, temporary lights to be used during the described fall sports seasons during 2013-2017. The usage of the lights was specifically defined by the applicant within the application materials and at the public hearing. Any request for lighting beyond 2017 requires a subsequent Special Permit application to this Commission.
9. The information gathered during this period could be helpful in any future analysis of light use proposals for the subject property. The Commission notes that if the approval period proposed had been a longer span of weeks each year, there could have been other stipulations required by the Commission to ensure that the lights and activities would not have an unreasonable impact on the neighborhood.
10. It was clear from the applicant's presentation that no different or more intense use is being proposed as part of this application. The existing late afternoon practices on the Stadium field now occur, and will continue to occur. Only practice sessions for high school sports teams are proposed to occur under the subject lights, and only on weekday afternoons, always ending at or before 6 pm. No other use of the lighted Stadium Field is being requested as part of this application.
11. The Commission notes that the lights as proposed herein are a Special Permit use within a single-family residential neighborhood. Actions have been taken since prior lights applications for this property to reduce impacts of temporary, portable lights on neighbors. This includes, but is not limited to: a) the use of "hard-wire" rather than lights being run on diesel generators;

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 4

- b) exterior window treatments placed on the cafeteria windows to help reduce reflection from the lights; and c) the planting of over sixty trees along the northern perimeter of the property.
12. The Commission believes that an approval using lights for a longer number of weeks per season beyond those approved herein and the related Special Permit Application #188-D(2)/Site Plan for DJFL could have unreasonable impacts on the neighbors and upon neighboring properties. It is incumbent upon the DJFL and the Board of Education to continue to work toward improvements which will minimize any potential impacts from the lights and the lighted activities upon neighbors and neighboring properties.
 13. The 2006 Town Plan of Conservation and Development provides for the preservation of the residential character of Darien.
 - The Plan also notes Darien is fully developed, and the Commission acknowledges the resultant scarcity of public resources and potential strain on adjoining land uses. This strain is particularly evident in the neighborhoods surrounding all of Darien's public schools and the need for athletic fields and open space to accommodate both public and private use.
 - The Commission acknowledges the need to closely monitor the use of these field resources to ensure minimal encroachment on neighboring residential development.
 - Any incremental use and physical enhancement to the existing fields and facilities, especially using exterior lighting at night, is subordinate to maintaining the character and quiet enjoyment of these preexisting neighborhoods.
 14. Given the short and limited duration of the proposed use annually, the location and size of the use and the nature and intensity of the proposed operation conforms to the requirements of Section 1005 (a-g) and will not adversely affect public health, safety and welfare.
 15. The Commission has considered all evidence offered at the Public Hearing regarding the character and extent of the proposed activities, the land involved, the possible effects of the activities on the subject property and on the surrounding areas, and the suitability of such actions to the area for which it is proposed.
 16. The limited nature of the proposed temporary lighting (less than 30 days) is such that the project will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
 17. The site plan has been reviewed by the Commission and is in general compliance with the intent, purposes and objectives of Section 1020.
 18. The design, location, and specific details of the proposed use will not adversely affect safety in the streets nor increase traffic congestion in the area, nor will they interfere with the patterns of highway circulation in such a manner as to create or augment unsafe traffic conditions between adjoining developments and the district as a whole.
 19. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 5

NOW THEREFORE BE IT RESOLVED that Special Permit Application #188-B(2)/Site Plan is hereby modified and granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Installation of the portable, temporary lights shall be in accordance with the following:
 - “Guidelines for 2012 Use of Temporary Plug-in Portable Light Poles”.
- B. The Commission notes that the applicant has proposed that the temporary, portable lights will be plugged into existing electrical outlets, and not run off of generators. This is an integral part of this approval. The fact that the scoreboard and amplified public address system will not be used during these practice times is also an integral part of this approval.
- C. The Commission notes that a line of evergreen trees was planted a few years ago along the north side of the property. They contribute to the screening of the lights, and those trees continue to grow. An integral part of this approval is for the Board of Education to keep those trees healthy on a continuing basis.
- D. Installation of the portable, temporary lights shall be in general accordance with the placement of the lights during the fall of 2012—six lights placed on the eastern side of the field, spaced generally evenly apart. They may be up to thirty feet high, as allowed in the Zoning Regulation amendment which took effect on August 5, 2012. Slight positioning adjustments are encouraged to be made in the field to minimize impacts, but should be substantially similar to the placement made last year. The Board of Education hereby has the ability to work with the Planning and Zoning Director to move, slightly relocate, tilt, shield and/or angle the lights to find the area of least impact. However, no more than six lights can be used. They can be at the maximum height, but they also may be lower. The Commission strongly encourages this type of “field adjusting” to arrive at the best plan. All such testing (moving, angling, tilting, etc.) shall occur during the first two to three weeks of the approved use period, and may occur no later than 7:30 p.m. Once the “best” location has been selected, a detailed plan shall be given to the Planning and Zoning Director no later than November 18, 2013, of the temporary lights, the direction and elevation in which they are aimed, and any shielding of the light filament or source element.
- E. This Special Permit shall cover a period of five annual Fall Sports practice season at the Stadium Field, through the end of 2017. During the weeks when portable temporary practice lights are in use, they shall be turned on as early in the afternoon as the High School officials determine that daylight conditions require their use, but no earlier than 3:00 p.m., and they shall be turned off no later than 6:00 p.m. It is acknowledged that as part of the related DJFL application, DJFL may be practicing directly after DHS student athletes leave the field. In those cases, the lights do not need to be turned off, but may remain on for the DJFL practice.
- F. Based upon the potential needs of some High School sports teams for late afternoon practice sessions, a Special Permit for the use of six portable light stands, as described during the

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 6

hearing, is granted to the applicant for use only at the Stadium Field. The lights may be used by one or more high school sports teams as follows:

HOURS:

- The lights can come on when daylight conditions require their use—but no earlier than 3 p.m.
- The lights must be turned off no later than 6 p.m., except on days when DJFL practice sessions take place after High School teams are done for the day.

DAYS:

- Commencing no earlier than the first Monday in November;
- Concluding at the end of the high school football season.
 - If the high school football team DOES NOT make the State tournament, then the last day of light use would be no later than on the Wednesday before Thanksgiving.
 - If the high school football team DOES make the State tournament, then the lights are proposed to be used through no later than the first week of December.

- G. The lights herein are proposed for a very limited duration. Any longer duration would trigger increased scrutiny by the Commission per the Darien Zoning Regulations. Similarly, this request/approval is not for games--only practice, and not for use on weekends. Any game or weekend usage would also trigger increased scrutiny by the Commission.
- H. Because it is possible that the high school teams are eliminated from the playoffs prior to the end dates allowed herein, there is a chance that the lights may be in use only by DJFL on certain weekdays. Conversely, if DJFL teams get eliminated earlier in the season, it is possible that the lights may be in use only by one or more high school teams on certain weekdays. It is also possible that the lights may not be used on certain weekdays at all within the total approved period due to practice schedules. Whether or not all of the permitted times and dates are used, no dates or hours of lighted practice sessions are authorized beyond those set out in this decision.
- I. Three contact phone numbers shall be submitted to the Planning and Zoning Office before October 18, 2013 and prior to the seasonal installation of the portable lights. This should be a phone number where someone can be contacted when the lights are in use and immediately thereafter, and should be for the Superintendent of Schools, a representative from the Board of Education, and the schools' Athletic Director. This will allow the neighbors to contact someone directly if they believe that any of the conditions herein are not being complied with, or if the lights are not turned off at the correct time. It will also allow Planning and Zoning Department staff to contact someone regarding any proposed questions or concerns, or to arrange a site visit during the lights operations. Any phone calls received from neighbors by the Superintendent of Schools, a representative from the Board of Education, and the schools' Athletic Director regarding the lights during the fall lights use period shall be logged, and included in the subsequent "post-operations" report required by the Commission herein.
- J. As noted herein, no use for games is permitted--practices only. As teams are eliminated from the playoffs, and fewer children are practicing, the Board of Education is encouraged to continue to

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
SPECIAL PERMIT APPLICATION #188-B(2)/SITE PLAN
DARIEN BOARD OF EDUCATION, 80 HIGH SCHOOL LANE
OCTOBER 8, 2013
PAGE 7

use fewer lights, as less field space may be needed for practice as the end of the approved use period approaches.

K. Within 60 days after annual fall light use allowed under this decision (such final date expected to be near the end of November annually), the Board of Education shall prepare a written report outlining the following:

1. the dates and times when the lights were used;
2. which teams used the lights, and on which dates and times;
2. any complaints regarding the noise, light, or other potential impacts to the neighbors; and
3. what changes could be made to minimize potential impacts for temporary lights to be used in the future.

In order for the Planning & Zoning Commission to get a better understanding of how this has worked, a copy of the first annual said report shall be submitted to the Planning & Zoning Office before January 31, 2014 and the same each ensuing year, so that the Commission can discuss said report at a meeting in February 2014. This basic report shall include the dates and hours the lights were used, what teams used the field, as well as any complaints or comments received. This report will also allow the Board Of Education to consider what they would do or could do differently, and to better understand what impacts the lights use may have had.

L. The granting of this Special Permit does not relieve the applicant of responsibility of complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies. The Commission hereby confirms that any future application for lights, whether temporary or permanent, shall require subsequent review and action by the Planning and Zoning Commission.

M. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke these permits as it deems appropriate.

All provisions and details of the plan shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final plan. A Special Permit form shall be filed in the Darien Land Records prior to the installation of the temporary lights.

Ginsberg, Jeremy

From: Paul Michalski <paulpmichalski@gmail.com>
Sent: Sunday, November 24, 2013 1:06 PM
To: Ginsberg, Jeremy; Keating, David; Susan Cameron; Olvany, Stephen
Subject: Fwd: DHS Lights Pictures 2013

Ladies and Gentlemen,

The attached photos were taken on November 20 from 371 Middlesex Rd at approximately 6:30pm. As is clear, the problems with the installed portable field lights that have been reported by neighbors for the past several years continue unremedied. The photos show:

1. The general "landing strip" effect.
2. Numerous reflections of the lights off windows, including the direct reflection of an entire bank of lights in the windows (having the same effect as looking straight into the bulbs).
3. The reflections from the light banks themselves, making two banks of lights quite visible.

As in past years, the lights remain in violation of the standards for lighting set forth in Darien's zoning regulations and the special permit for the lights.

Because of his clear and troubling conflicts of interest with respect to the issue of field lighting, development and usage, I ask that this communication not be shared with Mr. Sini. I also request confirmation that Mr Sini has permanently recused himself from all Planning & Zoning Commission proceedings, discussions (whether public or in executive session) and votes regarding field lighting, development and usage.

Thank you.

Paul Michalski
pmichalski@post.harvard.edu
Office: +1 (646) 275-7500
Cell: +1 (203) 273-8700







