

APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:

Brookfield Zoning Commission

Phone #: _____

Contact Person: Ryan Blessey

Phone #: 203-775-7316

Land Owner of Record: (if for specific parcel)

Phone #: _____

Contact Person: _____

Phone #: _____

Boundary Change:

- A. Two (2) copies of an official zoning map are attached hereto indicating:
(i) The area for which the change is requested.
(ii) The proposed boundary lines and narrative description of the boundaries.
B. The current Zone Designation is:
C. The proposed Zone Designation is:
D. Rationale for the requested change is attached.
E. A list of adjacent property owners is attached.

Regulation Change:

- A. The current Section Number is: 242-602B(2)(i) & (j) The current text reads: See Appendix A
B. The Proposed Section Number is: 242-602B(2)(i) & (j) The proposed text or deletion is: See Appendix B
C. Rationale for the requested change is attached.

In order to allow more appropriate lighting levels for pedestrian scale streetscape and bring technical standards in line with proposed Design Guidelines and Standards Manual.

Applicant Signature and Representation:

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature: [Handwritten Signature]

Land Owner's Signature: _____

(For Zone Change Applications)

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Application #201400259
Appendix A (current regulation)

Section 242-602B(2)(i) & (j)

(i) Lighting Fixtures: (see figure 602B(1))

- [1] Approved fixtures: Fully shielded with 80° cut-off
Fully shielded "period" fixtures
Flush mounted canopy fixtures
- [2] Prohibited sources: Halogen, Mercury Vapor, Non-shielded laser fixtures, unfiltered metal halide.

(j) Lighting Intensity measured five feet (5') above grade level:

- [1] Industrial and Commercial sites shall not exceed 1.0 foot candle at the property line.
- [2] Any "use" abutting a residential use shall not exceed 0.5 foot candles at the property line.
- [3] Parking Lot Surfaces shall be maintained a 1.0 foot candle minimum and 4.0 foot candles maximum except as follows:
 - [a] building entry surfaces shall be maintained at not less than 5.0 foot candles nor more than 10 foot candles.
 - [b] A maximum of 18 foot candles in an area under an illuminary with a radius from the mast equal to the height above grade of the fixture decreasing to 5 foot candles within a distance 1.5 times the height of the fixture above grade from the mast.

Application #201400259
Appendix B (proposed edits)

- (i) **Lighting Fixtures: (see figure 602B(1))**
- [1] **Approved fixtures:** Fully shielded full cut-off for parking lots
Fully shielded with 80° cut-off for pedestrian areas

Fully shielded "period" fixtures
Flush mounted canopy fixtures
 - [2] **Approved sources:** Metal halide with a coated lamp and LED with temperatures 4,000 degrees Kelvin or less.
 - [23] **Prohibited source:** Halogen, Mercury Vapor, Non-shielded laser fixtures, unfiltered metal halide High Pressure Sodium, LED with temperatures greater than 4,000 degrees Kelvin.

- (j) **Lighting Intensity measured five feet (5') above grade level:**
- [1] Industrial and Commercial sites shall not exceed 1.0 foot candles at the property line.
 - [2] Any "use" abutting a residential use shall not exceed 0.5 foot candles at the property line. House side shields may be required by the Commission as applicable.
 - [3] The following light intensity levels are based on the Illumination Engineers Society of America recommendations for lighting based on activity levels.
 - [a] Parking Lot Surfaeesspaces shall be maintained a 1.00.5 foot candle minimum and 4.0 foot candles maximum except as follows:
 - [b] Parking lot aisles shall be maintained at 0.2 foot candles minimum
 - [c] Building entry surfaces shall be maintained at not less than 0.5 foot candles.
 - [d] Sidewalks shall be maintained at an average of 1.0 foot candles
 - [a] building entry surfaces shall be maintained at not less than 5.0 foot candles nor more than 10 foot candles.
 - [be] A maximum of 18 foot candles in an area under an illuminary with a radius from the mast equal to the height above grade of the fixture decreasing to 5 foot candles within a distance 1.5 times the height of the fixture above grade from the mast. The Zoning Commission reserves the right to restrict excessive light levels under a fixture.