

April 4, 2024

VIA E-MAIL & HAND DELIVERY

Richard Tomasetti, Chairman
Planning and Zoning Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897
Attn: Michael Wrinn
Michael.Wrinn@wiltonct.org

Re: Reduction of 2.5 footcandle requirement for Outdoor Lighting - Application SP#517
Address: 64 Danbury Road, Wilton, Connecticut
Applicants: Wilton – 64 Danbury Road Owner LLC (Owner)
Fuller Development, LLC (Contract Purchaser)

Dear Chairman Tomasetti:

As you are aware, our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton, Connecticut (the “Property”). During the public hearing of Special Permit Application #517 (the “Application”) on March 26, 2024, you and the Applicants discussed the two outdoor lighting plans prepared by Illuminate, both of which were submitted in connection with the Application.

The first lighting plan, the Applicants’ preference, is dated December 5, 2023, and has a calculated footcandle (“fc”) average of 1.03 fc across the Property (the “1.03 fc Plan”). The second plan, dated December 8, 2023, has a calculated average of 2.72 fc across the Property and therefore complies with section 29-9.E.2.e of the Zoning Regulations of the Town of Wilton (the “Zoning Regulations”). Section 29-9.E.2.e provides “[l]ight intensity at ground level shall be an average of two and one-half foot-candles.”

Pursuant to section 29-9.E.2.b of the Zoning Regulations,¹ the Applicants formally request that the Commission limit the intensity of the proposed lighting and approve the 1.03 fc Plan. The 1.03 fc Plan will adequately illuminate the site while protecting adjacent properties from any unwanted light trespass. The 1.03 fc Plan uses a combination of BEGA pole, wall-mounted, and bollard lights to “achieve good standards of illumination for safety, security, and business activity” in accordance with section 29-9.E.1 of the Zoning Regulations. The proposed lighting in the 1.03 fc Plan will also be supplemented by existing lighting in the common areas (e.g.,

¹ Section 29-9.E.2.b permits the Commission to “limit the intensity of lighting . . . where determined necessary to protect adjacent property.”

traffic circle) and neighboring buildings at the 50, 60, and 64 Danbury Road portion of the Wilton Corporate Park.

In support of this request enclosed please find the 1.03 fc Plan, revised to April 2, 2024. The 1.03 fc Plan was revised to avoid a potential conflict with drainage infrastructure. The only revision is the eastward shift of the proposed light pole east of Building 6, at the south end of the adjacent parking area, and the addition of a wall light to compensate for the dark spot created by the shift. Should you have any questions or require further information please contact me directly. Thank you for your time and attention regarding this request.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org
R. Callahan, Rich.Callahan@wiltonct.org
Project Team



| Luminaire Schedule | | | | | |
|--------------------|-------|-------|-------------|-------|--------------------------------------|
| Qty | Label | Watts | Arrangement | LLF | Description |
| 6 | BL | 34 | Single | 0.900 | BEGA 99865+K27 / 99619 / 22" BOLLARD |
| 32 | SL | 41 | Single | 0.900 | BEGA 99515+K27 / MTD 12FT AFG |
| 32 | WP | 35 | Single | 0.900 | Bega 66457+K27 / Mounted at 11FT AFG |

| Calculation Summary | | | | | | | |
|-------------------------|-------|------|------|-----|---------|---------|-------------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Height |
| CalcPts_1 | Fc | 1.09 | 43.5 | 0.0 | N.A. | N.A. | 0 |
| PARKING AND DRIVE LANES | Fc | 1.87 | 10.5 | 0.1 | 18.70 | 105.00 | |

Project:
23290 - 64 Danbury Road, Wilton

Contact:
Cliff Gilbert
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illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 4/2/2024
Revision: E
Scale: 1" = 30'-0"
Drawn By: AJS

Drawing Number:

L-1