



**MEMORANDUM**

**TO:** William Voelker, AICP, Planner – Town of Cheshire  
**FROM:** Ryan McEvoy, PE, Lead Project Engineer, Civil – Milone & MacBroom, Inc.  
**RE:** Site Lighting and Photometric Plan – Lakeside of Cheshire  
50 Hazel Drive  
Cheshire, Connecticut  
**DATE:** July 24, 2020  
**MMI #** 3519-03

RECEIVED  
Town of Cheshire  
JUL 24 2020  
Planning Dept.

The photometric/lighting plan, prepared by Langlias Group, Inc. has been designed to meet the requirements of the Cheshire Zoning Regulations with respect to lighting standards for parking areas in an Affordable Housing Development. The lighting fixtures are placed at the maximum allowable pole height of 14' with full cutoff features. Full cutoff lighting, as defined by the Illuminating Engineering Society of North America (IESNA), is a lighting fixture that projects all of its light in a downward direction. Full cutoff lighting fixtures emit no upward component of light while providing precise, controlled illumination to the lighting area. In general, lighting is directed away from dwelling units and Town roadways (except for lighting at driveway entrances) within the property and aligned to provide lighting at site driveways, walkways, and parking areas. Additionally, lighting is directed away from adjacent parcels and nearby wetlands areas, with only minimal visibility across the parcel line at the southerly driveway entrance to the site.

The lighting fixtures proposed also include motion detection sensors that will allow for the lighting to dim when no motion is present. While that feature of the lighting fixtures is intended to reduce glare and electrical demand, the photometric plan as proposed represents a condition where all lighting locations are operating at 100%. In addition to compliance with the goals and standards of the Cheshire Zoning Regulations, the lighting plan as proposed is dark skies compliant.

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