

Received 4/19/22
3:40 PM

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date APRIL

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant CONANICUT YACHT CLUB Address PO BOX 257, JAMESTOWN RI 02835

Owner (SAME) Address (SAME)

Lessee N/A Address N/A

1. Location of premises: No. 24 WHITTIER ROAD Street

2. Assessor's Plat 8 Lot 352

3. Dimensions of lot: frontage 100 ft. depth 400+ ft. Area 2.32 AC ~~sqft.~~

4. Zoning Districts in which premises are located: Use R-20 Area 29,000 Height 35'

5. How long have you owned above premises? SINCE 1952

6. Is there a building on the premises at present? YES, 1210 # FT CLUB HOUSE,

7. Size of existing building 8 TENNIS COURTS, 2 PADDLE TENNIS COURTS

Size of proposed building or alteration (RELIEF REQUESTED IS FOR NEW PADDLE COURT LIGHTING SYSTEM)

8. Distance of proposed bldg. or alteration from lot lines:

front 100+ rear 75+ left side 20' right side 20'

9. Present use of premises: PADDLE TENNIS

10. Proposed use of premises: SAME

Location of septic tank & well on lot N/A: TOWN SEWER + WATER

11. Give extent of proposed alterations INSTALLATION OF NEW LIGHTING SYSTEM TO THE EXISTING TWO PADDLE COURTS. POLES REQUIRED AT 23 FEET, WHERE IN 15 FEET IS ALLOWED

12. Number of families for which building is to be arranged: N/A

13. Have you submitted plans for above to Inspector of Buildings? YES

Has the Inspector of Buildings refused a permit? YES

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

ARTICLE 3, SEC. B2-312 LIGHTING
"... POLE LIGHTING SHALL NOT EXCEED 15 FEET IN HEIGHT"

15. State the grounds for exception or variation in this case:
USING STATE OF THE ART LED FIXTURES, NEW SYSTEM ALLOWS THE LIGHT TO BE LIMITED TO THE COURT ITSELF WITH VIRTUALLY NO LIGHT POLLUTION OFF THE COURT.

(SEE ENCLOSED SUPPORTING DOCUMENTS)

Respectfully Submitted,

Signature



Address CONANICUT YACHT CLUB

PO BOX 257
JAMESTOWN, RI 02835

Telephone No. 401-423-1424

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of CONANICUT YACHT CLUB whose

property is located at 24 WHITTIER ROAD, and further

identified as Tax Assessor's Plat 8, Lot 352 for a Variance/~~Special Use Permit~~

from Article 3, Section 82-312 LIGHTING

Article 61 82-605, 606, 607

to THE INSTALLATION OF NEW PADDLE COURT POLE

LIGHTING SYSTEM AT A HEIGHT OF 23

FEET INSTEAD OF THE REQUIRED 15 FEET

Said property is located in a R20 zone and contains 2.32 acres/~~sq. ft.~~

.....

HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

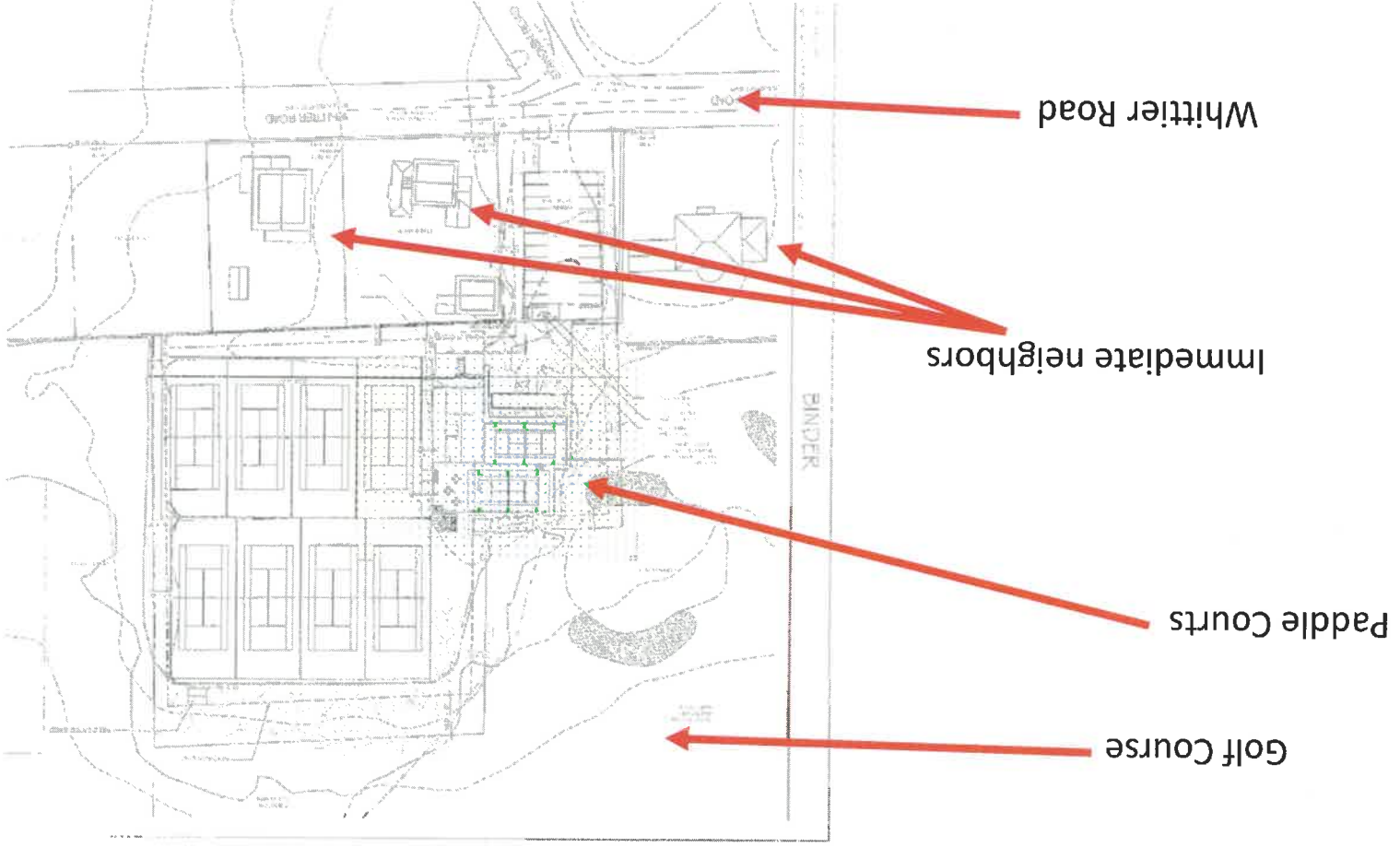
CYC Platform Tennis Courts Light Replacement

12 April 2022

Background

- The CYC paddle courts (2) were installed adjacent the CYC tennis courts at 24 Whittier Road in 1998.
- The courts are only used during the winter months, (October – April), and play is allowed from 9AM until 9PM daily.
- To allow for play after sundown, the courts are illuminated by perimeter lighting.
- During early December the sun sets as early as 4:15PM.
- The lights are used up to 5 hours a day during busy periods.
- Power to the court lights is automatically turned off at 9PM every night

Location of Courts



Existing Conditions

- Present court lights are 8' dual glass tube fluorescent fixtures, mounted just above the top of the court walls. The fixtures extend end-to-end along the top of both long sides (44') of each court.
- The fixtures are mounted nearly horizontally, with only 20degrees down angle toward courts, and are not baffled in any direction.
- The fixtures have a plastic cover / diffuser over the tubes to protect the tubes from being impacted by errant balls.
- Top of court wall is 12' above the playing surface. The playing surface is approximately 2.5 - 3' above grade. The lights are therefore mounted at approximately 15.5' above grade.
- CYC attempts to maintain vegetative screening where possible around the courts. Gaps occur when plants die and need replacing.



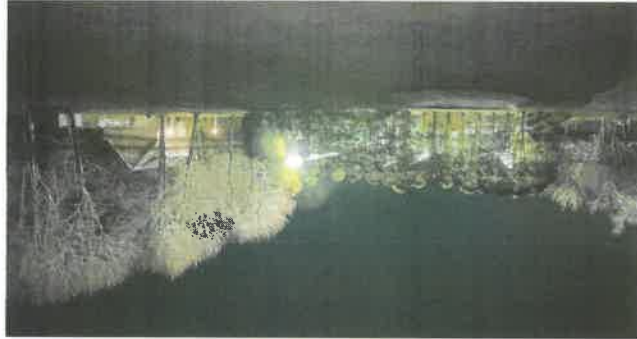
Existing Conditions - cont

- The light fixtures have reached end of life and are in need of replacement.
- Replacement parts for the electronics have been discontinued and are very hard to find.
- Replacement diffusers are no longer available and repairs to broken sections are now made with clear tape.
- Broken tubes present a safety hazard.
- Fluorescent tubes are not efficient compared to modern LED technology
- Existing fixtures produce a substantial amount of light pollution due to fixture type, location, orientation and lack of baffles.
- Existing fixtures are not ideal for play due to the light spectrum and location and orientation of the emitting tubes.

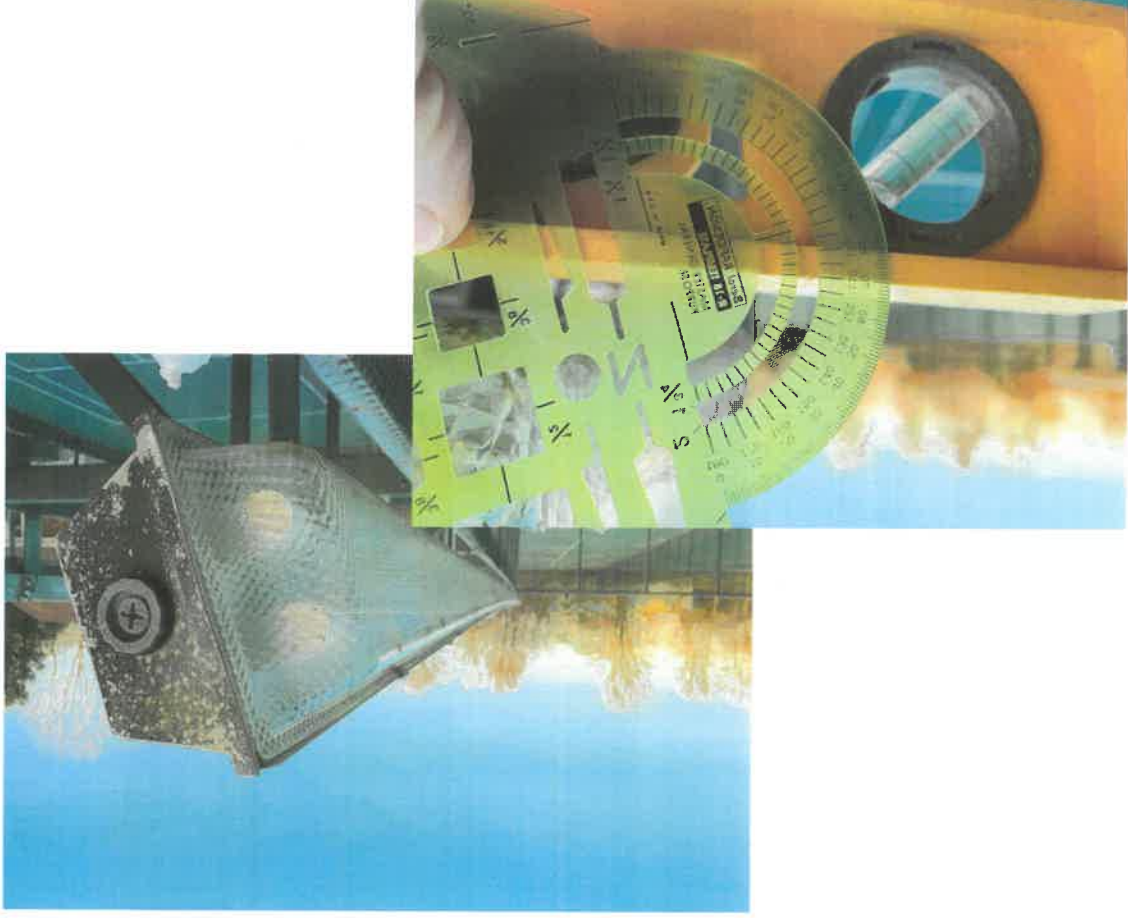
Replacement option 1:

- Replace existing fixtures with similar LED 'tube' fixtures in same location and orientation.
- This option is least expensive
- This option will not require review and approval from the Town neighborhood
- This option will not improve the light pollution experienced by the neighborhood
- This option will not improve the quality of light for play because the location and orientation of the source will still be horizontal in the background of typical ball flight path.

Night time



Mounting location and orientation

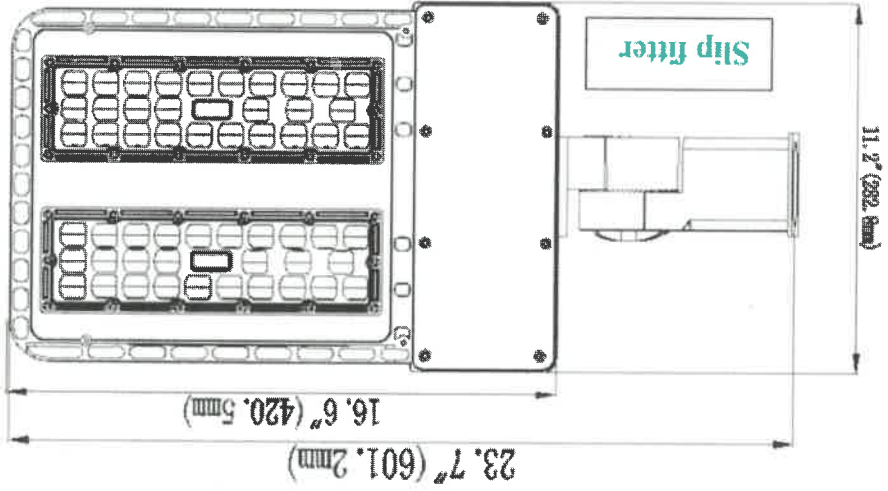
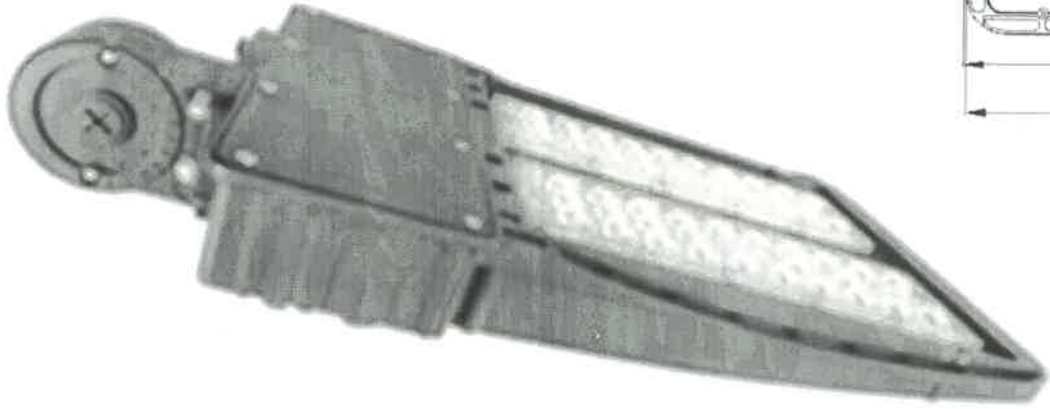


- The existing light fixture orientation and element style is problematic.
- Light is emitted from the tubes radially.
- Fixtures are oriented laterally and cast light horizontally across the courts into the neighborhood and golf course.
- This increases the amount of reflected light pollution as well.

Replacement option 2

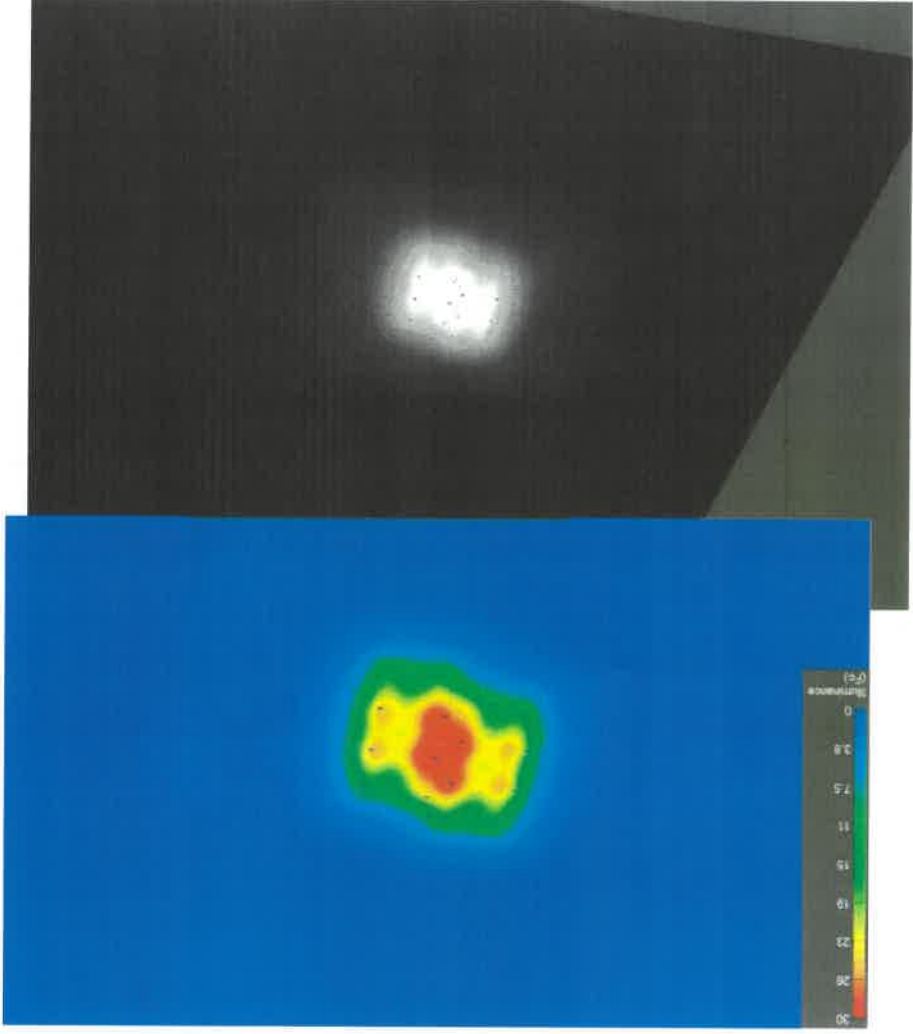
- Remove existing fixtures and install down facing, baffled ('Cut-off'), focused LED lights on poles (3x side) extending above court walls.
- This option is more costly
- This option will require approval from the Town (dimensional variance for height of fixture, approx. 23' total vs 15.5' now)
- This option will nearly eliminate all emitted light pollution. (There will remain some light pollution as a result of light reflecting off the playing surface and players.)
- This option will improve the quality of play because the emitters will be located above the typical sight path of the ball, and the light spectrum is engineered for play.

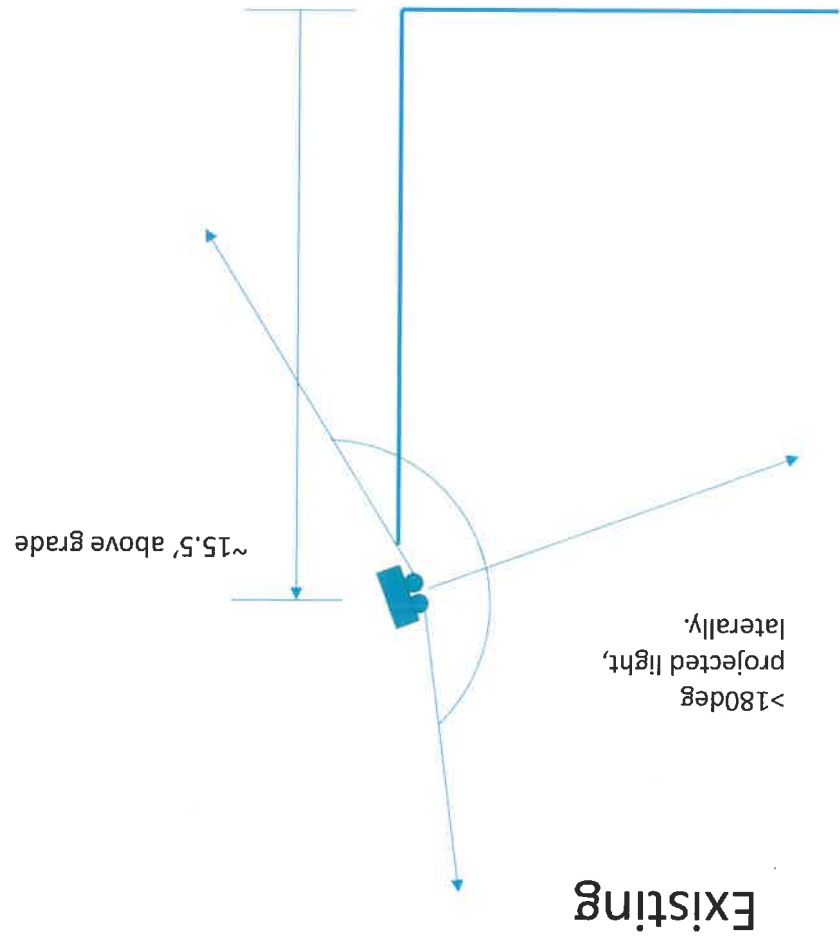
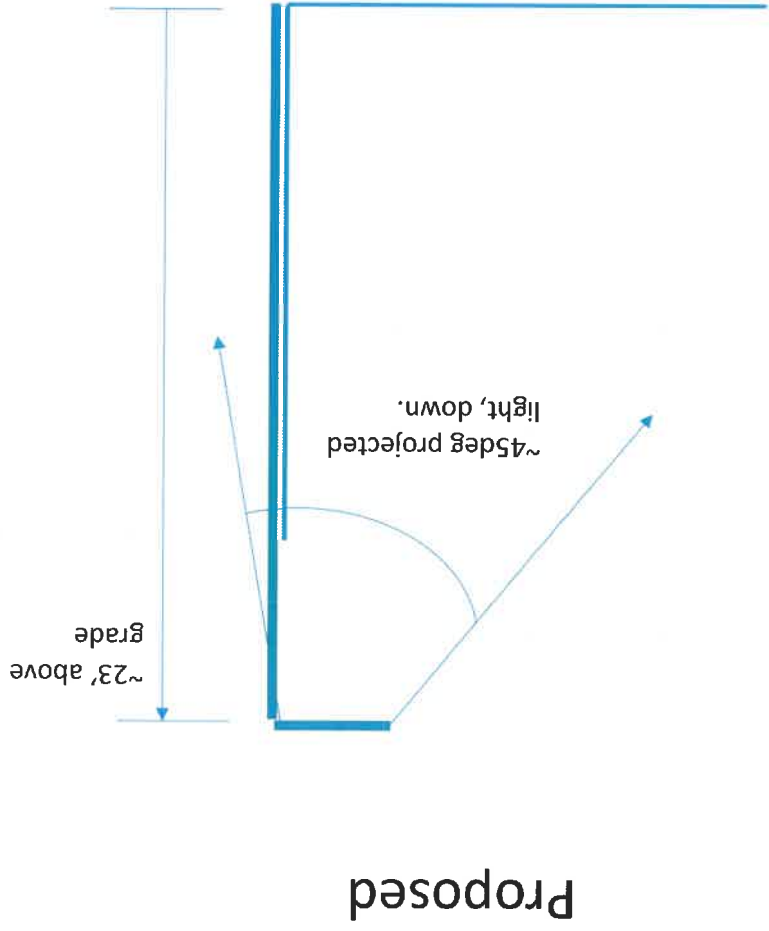
Fixture example



LED fixtures on poles

- Fixture height will be 20' above playing surface.
- Lights are LED elements, down facing, with 'cut-off'. Lateral radiation for the fixtures is nearly zero.
- Adjacent are illumination simulations prepared by fixture manufacturer for the layout at the CYC courts. (at 23' net)
- Very low emitted light outside court perimeters





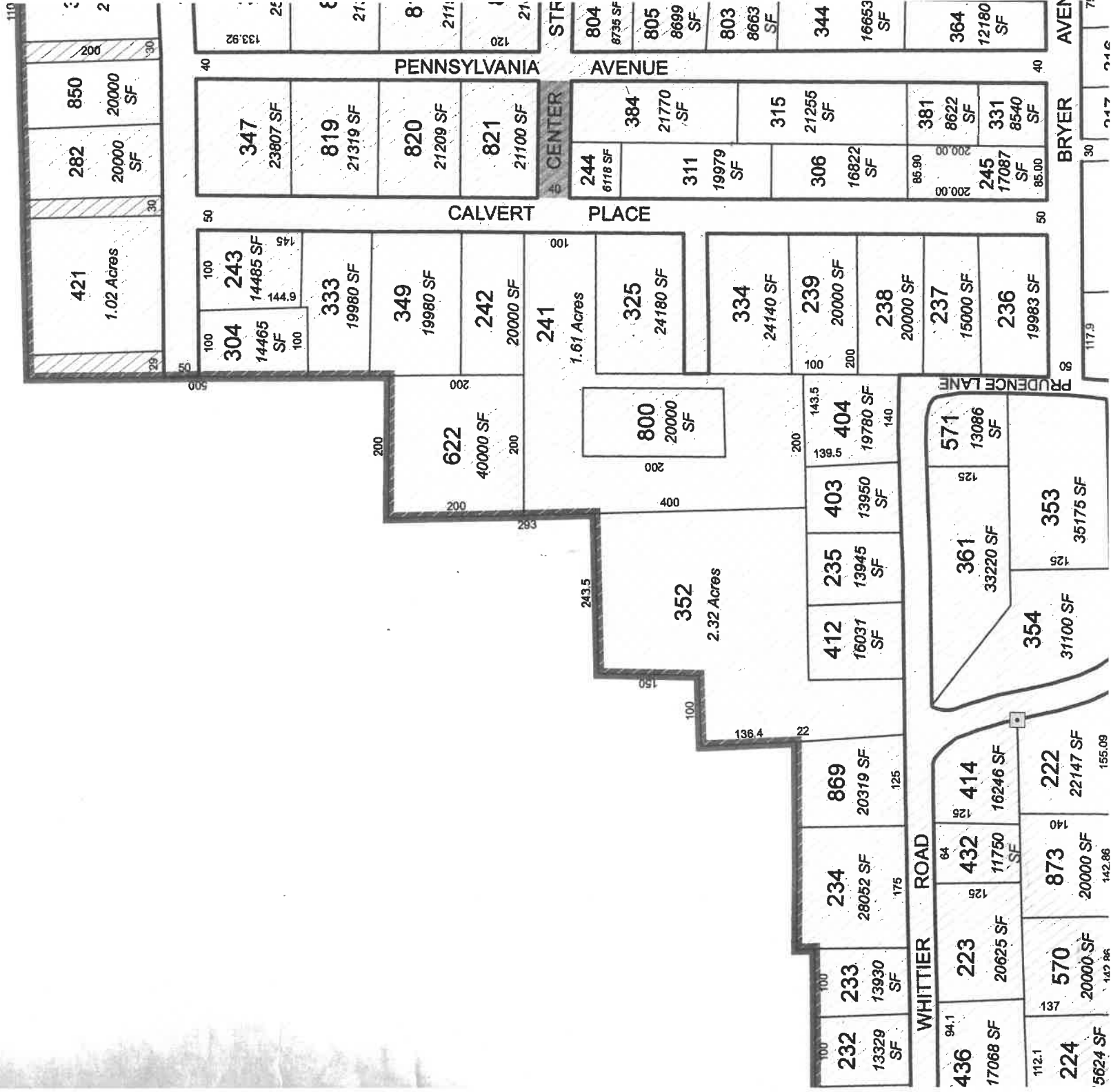
Proposal

- CYC proposes to implement replacement option 2 because it will significantly reduce light pollution in the neighborhood and at the same time improve the quality of lighting for players.
- CYC seeks the support of the neighbors to proceed with option 2, and if supported by the neighbors, intends to request a dimensional variance from the town to replace the existing laterally oriented un baffled full court-length tubes at 15' high; with 12 focused, down facing lights on 20' poles (net ~23' above grade.)
- CYC feels that the proposed dimensional variance will be of benefit to the neighbors, and to CYC, and to the Town; a rare opportunity in the domain of zoning variance requests.

OS-II

283

74.36 Acres



CORRESPONDENCE

received
5-11-22 pm

Pat Westall

From: John Fulweiler <johnfulweiler@gmail.com>
Sent: Wednesday, May 11, 2022 5:39 PM
To: Pat Westall
Cc: Elizabeth S. Langston; John Fulweiler
Subject: Conanicut Yacht Club, 24 Whittier Road, Zoning Variance, Lighting

Wednesday, May 11, 2022

Madams/Messrs.,

We live at 21 Calvert Place, Jamestown, RI which is to the east of the CYC property.

We wish the Zoning Board consider our concerns re the above application of CYC.

While we are CYC members and support its mission and its member's activities, we feel we'd not be good stewards of our property were we not to raise the following concerns:

First, the lighting proposed is bright and will be elevated to a height of 23 feet. This seems to pose the potential for light pollution particularly in the months during which there are no leaves.

Second, it's not clear to us why the lights need to be elevated in this way or how the current lighting is inadequate.

We look forward to participating in the May 24 meeting (during which our concerns may be alleviated) and appreciate your and your office's time and consideration.

Very truly yours,

--- John K. Fulweiler and Elizabeth S. Langston