

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING  
JUNE 29, 1994

PLACE: Auditorium  
Town Hall

TIME: 8:00 P.M.

PLANNING AND ZONING COMMISSION MEMBERS ATTENDING: Penn, Procter,  
Schmidt, Flanagan, Conze, Damanti

STAFF ATTENDING: Nurme, Keating

Mr. Penn read the following agenda items:

Proposed Amendment of Section 405(b) of the Darien Zoning Regulations, Darien Lights c/o Langdon Clarke, providing a 4th standard which would permit the lighting of public playing fields with fixtures not to exceed 75 feet in height.

Special Permit Application #188, Darien Lights c/o Langdon Clarke for property of the Board of Education, proposing lighting at the Darien High School Stadium and perform related site development activities. The property is situated on the north side of High School Lane approximately 1200 feet northwest from the corner formed by the intersection of High School Lane and Middlesex Road and is shown on Tax Assessor's Map #9 as Lots #80 and #81,  
~~R-2 Zone.~~

Mr. Penn explained that both items are inter-related and would be discussed all at once.

Langdon Clarke of Darien Lights submitted proof of mailing of notification to the neighboring property owners. Mr. Clarke said that a committee had been formed to study the existing conditions at Darien recreation facilities and the likely future uses of those facilities. He said that the study concluded that these will be greatly increased use of the recreational facilities in the future. The recommendations of the committee were: that the Town acquire additional land and make the necessary modifications to the sites to create additional recreational facilities; that the Town expand the existing recreational facilities that are presently in use; and/or that lights be installed at some of the existing facilities so that they can be used for longer hours during the day and therefore increase the amount of available playing field time.

Mr. Clarke explained that his proposal is to install ~~six~~ light facilities at the Darien High School stadium. The lights would be located on the 50 yard line and at the 10 yard lines on each side of the field. He said this would substantially increase the usability of what is now the best maintained and least used recreational facility in town. He submitted a petition of support signed by many residents and read a letter of support from Charles Turlinski of 326 Hollow Tree Ridge Road.

Mr. Schmidt questioned the Board of Education's opinion regarding this application. It was his understanding that the Board of

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Education voted 7 to 2 to allow the application to proceed but that the Board of Education did not indicate a preference for, or particular support of, the proposal. Mr. Clarke said that the Board of Education reserved the right to reconsider the matter if Mr. Clarke was able to convince the Planning and Zoning Commission of the acceptability of the amendments of the regulations and the installation at the High School stadium. Mr. Schmidt questioned whether the lighting was an essential to the school function. Mr. Clarke said that he understood the Board of Education's opinion was that it would be a nice addition but that it is not necessary to the educational function of the school. Mr. Clarke said that it would allow for better use of the field under appropriate conditions.

Mr. Clarke said that the proposal would be to utilize the stadium for not more than 25 evening events during any given year. This figure was arrived at by discussions with other towns which have lights at stadiums and by reviewing Darien athletic schedules and consultations with interested parties. Approximately 19 events would be in conjunction with High School activities and 6 of the events would be for Junior Leagues or Youth Leagues. Approximately half of the activities would take place in the fall and approximately half in the spring.

In response to questions, Mr. Clarke said that The Youth Soccer League, The Junior Lacrosse Tournament, The Police Athletic League, Darien Junior Football would be likely users of the facility. He said that there would not be additional events scheduled for the stadium, only the rescheduling of existing events that take place there during the day.

Mr. Clarke explained that the audio system at the stadium is approximately 30 years old and consists of 4 large bullhorns. Unfortunately these bullhorns broadcast sound in an uncontrolled manner and therefore the noise is noticeable for a considerable distance. The proposal is the installation of smaller speakers at the top of the spectator stands so that the speakers can be directed down toward the football field and therefore away from the neighbors. Mr. Schmidt said that there has been considerable concern expressed from the neighbors regarding the noise at the football stadium. Mr. Clarke said that details of this new speaker system are still being worked on.

Mr. Penn said that increased demand for on site parking is another concern due to the lights. The conducting of the athletic events at night would allow more people to attend and therefore the existing parking problems would be intensified. Mr. Flanagan said that the hours of use and the frequency of use need to be very specific if the Commission is to have a level of comfort with the proposal.

Mr. Clark said that the police have offered assistance to direct traffic and to turn vehicles away if there is not sufficient on site parking. He said that the scheduling will be such that the games will generally conclude between 9:00 and 9:30 P.M. and that the lights would be out by 10:30 P.M. at the latest.

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Mr. Flanagan said that normally an application of this complexity and potential impact to the neighbors would involve the applicant providing many more details regarding the light designs, the exact locations of the light stands, shielding that can be provided to neighbors, scheduling, and other appropriate information.

Jane Wolcott of Linda Lane said that she has counted approximately 240 homes in the immediate vicinity that would be impacted by the lights at the stadium. She said that there are many events at the stadium already and there are also many activities at the Ox Ridge Hunt Club, all of which have an impact on the residential area. She estimated that property values of houses in the immediate vicinity would decrease by approximately \$200,000 each and that this could lead to a decrease of \$48,000,000 in house values just by the installation of the six lights at the stadium. She expressed concern for drinking and driving problems which would be made worse with the inclusion of night games.

Mrs. Wolcott said that the proposed amendment would allow for other lights to be installed at other facilities in Town such as Cherry Lawn Park and Weed Beach. Previous applications to install lights at those locations had been denied. She recommended that the Board of Education and Park and Recreation Commission adapt the fields so that they can accommodate more than one sport and to better coordinate the schedules of the use of the fields so that all of the demands can be met using the existing facilities rather than trying to install lights which will intensify the use at various facilities.

Paul Brenner of Hummingbird Lane said that he was opposed to the application due to the noise and light pollution which would be inflicted upon the neighborhood. He said that no environmental study has been performed or submitted. He said that Mr. Gerard of the Board of Education has indicated that the lights are not essential to the educational program. Mr. Brenner said that it is not appropriate to compare the proposed lights at the Darien stadium with existing lights at Wilton stadium or other communities because the Darien stadium is located in the midst of a residential neighborhood. He said that the application should be denied because the lights would destroy the neighborhood and would certainly increase the potential crime problems in the area.

Sandy Ray of 325 Noroton Avenue Extension said that she opposed the application for many reasons. She cited noise, crime, litter, beer bottles, traffic, safety, and the detrimental impact to family life of having more night activities of this nature.

A gentleman from Holly Lane said that he opposed the application because it would not improve the quality of education in Town and would be a security risk to the neighborhood.

Max Rettig of 336 Hollow Tree Ridge Road read aloud a letter in opposition to the proposal from his neighbor at 324 Hollow Tree Ridge Road. Mr. Rettig said that the current baby bulge will develop and become a large teenage population. At that time the pressure to have more and more night events at the stadium would be

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substantially increased. He said that in early June a major lacrosse tournament was held at the same time that a major event was conducted in the auditorium. This resulted in many cars being parked illegally and ticketed, but the cars were blocking streets and fire lanes and would have prevented, or certainly hampered, emergency vehicle access to the site.

Eric Simonson of 362 Hollow Tree Ridge Road explained that his property is abutting high school property and that he is opposed to the application because his experience with attending various schools with and without lighted stadiums clearly indicates that the lighted stadiums result in more problems. He said that he and the other neighbors surrounding the high school put up with considerable inconvenience now and that no more inconvenience or nuisance should be imposed upon them. He said that lighted high school football stadiums were generally started in locations where temperatures did not permit afternoon games to be played. He said that the New England setting is not conducive to such circumstances.

Dave Stucky of 318 Middlesex Rd. said that he loves sports but is opposed to the lighting of the Darien High School stadium. He submitted information regarding the lights at Berkeley Stadium in California and noted that despite written agreements between the University and the neighbors regarding the type and frequency of events, pressure was put upon the neighborhood to allow more and more night time use of the stadium. He feared that similar pressure would be put upon the Darien officials to more intensely use the lighted field once it had been installed.

Dan Carey of 207 Leroy Avenue said that the serious impacts upon the neighborhood would certainly result in litigation against the Town if the lights were installed. He said that the impact to the neighborhood would be unacceptable and he recommended that the Commission deny the application.

A gentleman from Hummingbird Lane said that his property was so close to the stadium that he would clearly be able to see the lights. He said that his property is currently used as a cut-through by high school students but he did not object to that degree of impact by the High School location. He would however, object to the proposed lights because of the substantial negative impacts which would be wrought upon his property. He said that the existing vandalism, and trespassing, and drinking problems would be magnified.

Another gentleman said that the installation of lights would mean that the field was utilized more frequently by both the High School and non - school groups. He said that in several Texas communities they have discontinued night games due to the drinking and other problems.

Walter Raleigh of 369 Middlesex Road said his property abuts the High School and that during the fall and winter months the football field is clearly visible from his home. He said that the proposed amendment would allow lights at any school or public field and that

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such an amendment would have serious effects on many property owners other than those just surrounding the High School. He said that there is no need to provide "showcase" athletic programs for Darien students. He said that many of the existing fields in Town are under utilized due to safety problems and other site conditions. He said that those fields need to be improved so that there will be a more balanced use of all the available fields. He said that night events would be a new set of problems for the Town to deal with. He opposed the application for the above reasons and because there is not a justified need for the lights and that common sense indicates that the lights will create more problems than they are worth.

Mason Edwards of 54 Holly Lane opposed the application due to safety concerns. He said that the stadium is in need of a new sound system regardless of whether lights are installed or not.

Dick Lockhardt of 11 High School Lane said that during major events, cars are parked on both sides of High School Lane and it is difficult, if not impossible, for him to leave his property at that time. He said that the lights would have serious negative impacts on all the adjacent property owners and he opposed the application.

Mrs. Ronnie Carey of 207 Leroy Avenue expressed concerns regarding traffic, safety, noise, and general impact to the neighborhood.

Ed Curry of 31 Holly Lane explained that his property abuts the High School parking lot and he said that the noise created after High School athletic activities is tremendous. People tend to blow their car horns in addition to shouting and screaming. He said that the existing parking lots are inadequate and this causes considerable parking in the residential neighborhood already. He said that the traffic after the games is terrible as people all try to exit at the same time. Mr. Curry said that on school days school buses start arriving at 7:45 A.M. He said that there are already too many other events which occur at night at the High School (concerts, bonfires, plays, dances, recitals, and other events). He said that there is approximately one very active night time event each week. He said that there is also a considerable lack of coordination of events with respect to parking needs. He said it is not unusual for the school to schedule two major events at the same time and thus the already limited parking supply is over taxed. Mr. Curry opposed the installation of lights at the High School facility.

Todd Moffit of Noroton Avenue Extension said that the installation of lights on the football field would be a good thing for the players and fans. He said that the field would be used for sports in addition to football and he said that it would not be a negative influence on the neighborhood.

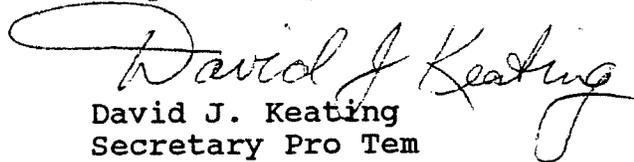
Janet Lockhardt of 11 High School Lane said that parking for the High School activities often fills up the parking lot of the United Methodist Church. She opposed that installation of lights at the stadium.

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David Siganor of 21 Holly Lane said that his property abuts High School Lane and said that police control of the parking situation is very limited now and there is no reason to expect that they will be able to better control the situation during night time activities. He said that the introduction of lights at the stadium would be a carnival like atmosphere and would be detrimental to the neighborhood. He said that he is involved in the insurance business and said that the cost for liability insurance for the town will substantially increase due to the liabilities created by night time activities and athletic fields with lights. He said that in the near future concerts and other night time activities other than those already scheduled would be requested/conducted to off set some of the increased costs. He said that the football and other athletic events already draw substantial crowds and he questioned whether the gate receipts would pay for the added expenses of electricity and police protection. He said that the economics just do not make sense and that it does not make sense for the Commission to allow lights at the stadium when it would so negatively affect the adjacent property owners and residential neighborhood surrounding the High School.

There being no further comments, Mr. Penn closed the public hearing at 9:45 P.M.

Respectfully submitted,

  
David J. Keating  
Secretary Pro Tem

FINDINGS REGARDING PROPOSED AMENDMENT TO SECTION 405(b)  
OF THE DARIEN ZONING REGULATIONS AND  
SPECIAL PERMIT APPLICATION #188

- A. It is the decision of the Planning and Zoning Commission to deny the petition by Langdon P. Clarke, representing Darien Lights, to amend Section 405(b) of the Zoning Regulations regarding the lighting of public playing fields with lighting fixtures not to exceed a height of seventy five (75) feet above existing grade.
- B. While the Commission commends Mr. Clarke for his efforts to expand the use of an existing Town recreational facility and to introduce a new element into the Town's recreational opportunities, it finds that there are far too many unanswered questions and outstanding issues regarding this proposal.
- C. The Commission is continually in the process of amending its Regulations to more fully protect residential neighborhoods. For example, instead of allowing the lighting of privately owned recreational facilities by right, the Regulations now require that a Special Permit be secured and this process requires the Commission to make specified positive findings before it can authorize, any such permit. In addition, certain specifications are set forth such as those requiring lighting fixtures to be twenty feet in height or less. Such lighting is also allowed only if the Commission determines that there shall be "~~no hazard or nuisance upon adjacent properties~~".
- D. In the instant petition, based largely upon facts received at the Public Hearing, it appears strongly that ~~the lighting of the Darien High School stadium would create a number of nuisances to several of the surrounding residential neighborhoods~~. These adverse, or potentially adverse, effects include:
- questions on the adequacy of the parking facilities. Neighborhood experiences with daytime events have been less than favorable in many instances and it is reasonable to believe that nighttime events could exacerbate these problems.
  - general security issues. Due to the three access points to the site, surrounding wooded areas, informal pedestrian access points and other factors, it is reasonable to anticipate that the cover of darkness could aggravate these concerns.
  - noise. Night time athletic events could generate significant noise both during and following the event. This would range from responses of the fans to the event to the squealing of car tires and radio noise on the way out of the site.

ADOPTED FINDINGS  
AMENDMENT TO SECTION 405(b) OF THE DARIEN ZONING REGULATIONS  
JULY 12, 1994  
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- E. For all these reasons, the Commission has concluded that it would not be in the interests of the Town to amend Section 405(b) as requested unless and until the many other directly related factors are addressed.
- F. Consequently, Special Permit Application #188 becomes moot and is hereby denied since the proposed is not in conformance with the Zoning Regulations.

TOWN OF DARIEN  
PLANNING AND ZONING COMMISSION

REPORT REQUEST

Proposed Amendment of Section 405b of the Darien Zoning Regulations  
Special Permit Application #188  
Darien Lights for Property of the Board of Education

TO: <input checked="" type="checkbox"/> Department of Public Works	<input type="checkbox"/> Harbor Advisory Commission
<input checked="" type="checkbox"/> Fire Marshal's Office	<input type="checkbox"/> Historical Society
<input checked="" type="checkbox"/> Building Department	<input type="checkbox"/> Five Mile River Commission
<input type="checkbox"/> Sewer Commission	<input type="checkbox"/> Connecticut American Water Company
<input checked="" type="checkbox"/> Traffic Authority	<input type="checkbox"/> South Western Regional Planning Agency
<input type="checkbox"/> Health Department	<input type="checkbox"/> Connecticut Department of Environmental Protection
<input type="checkbox"/> Environmental Protection Commission	
<input type="checkbox"/> Beautification Commission	
<input type="checkbox"/> Other _____	

Subject: Proposed Amendment of Section 405b of the Darien Zoning Regulations  
Special Permit Application #188  
 Darien Lights c/o Langdon Clarke for property of the Board of Education, proposing lighting at the Darien High School Stadium and perform related site development activities. The property is situated on the north side of High School Lane approximately 1200 feet northwest from the corner formed by the intersection of High School Lane and Middlesex Road and is shown on Tax Assessor's Map #9 as Lots #80 and #81, R-2 Zone.

Recommendations and/or technical comments should be received in the Planning and Zoning Office by:

Thursday, June 23, 1994  
9:00 A.M.

*DJ Keating* 6/7/94  
For Planning and Zoning Commission

Plan reviewed by: \_\_\_\_\_

Permit or approval from this Department \_\_\_ is/ \_\_\_ is not required.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

May 12, 1994

Planning and Zoning  
Town of Darien  
2 Renshaw Rd.  
Darien, CT 06820

Dear Commission Members,

Enclosed is a request to amend the Darien Zoning Regulations to permit the lighting of Public Playing Fields under Special permit procedures. The purpose of this amendment is to achieve more efficient use of our public fields, specifically the Stadium at Darien High School.

I have also submitted an application for the necessary special permit. Details of this proposal are included in that petition.

Should anything further be requested to process this application, please advise.

Yours truly,

A handwritten signature in black ink, appearing to read 'Langdon P. Clarke', written in a cursive style.

Langdon P. Clarke

DARLEN PLANNING AND ZONING COMMISSION

ZONING APPLICATION FORM

PAGE 1 OF 4

1. Applicant:

Name Darien Lights

Address c/o Clarke

72 Five Mile River Rd.

Phone # 656-3133

Signature *Langdon P. Clarke*

2. Property Owner:

Name Board of Education

Address 2 Renshaw Rd.

Phone # \_\_\_\_\_

Signature *Jessie J. McManus*  
Chairman, Board of Education

3. Representative or Contact Person:

(to whom all correspondence shall be addressed)

Name Langdon P. Clarke

Address 72 Five Mile River Rd.

Darien, CT 06820

Phone # 656-3133

Signature *Langdon P. Clarke*

4. Property Location:

Subject property is situated on the north south east west side of  
(circle as appropriate)

Darien High School Stadium (street) approximately \_\_\_\_\_ feet

north south east west from the corner formed by the intersection of  
(circle as appropriate)

\_\_\_\_\_ and \_\_\_\_\_ (streets).

Street Address: \_\_\_\_\_.

Tax Assessor's Map(s): # \_\_\_\_\_ as Lot(s): # \_\_\_\_\_.

Zone: \_\_\_\_\_.

Size of Site: \_\_\_\_\_ square feet, \_\_\_\_\_ acres.

DARWIN PLANNING AND ZONING COMMISSION  
 ZONING APPLICATION FORM  
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	Submitted	Waived
— 800, Protection and Conservation of ... Natural Areas		
. Base Map Showing Regulated Area(s)	_____	_____
. Environmental Assessment Report	_____	_____
— 810, Coastal Area Management		
. Base Map Showing Regulated Area(s)	_____	_____
. Environmental Assessment Report	_____	_____
. Review of CAM Policies and Goals	_____	_____
— 820, Flood Damage Prevention		
. Base Map of Flood Zones, Flood Plains, Floodways, and Elevations	_____	_____
. Engineering Report(s) Regarding Impact on Flood Conditions	_____	_____
. Engineering Report(s) Regarding Structural Stability	_____	_____
— 850, Land Filling, Excavation and Earth Removal		
. Detailed Plans of Existing and Proposed Conditions	_____	_____
. Report Evaluating Impacts	_____	_____
— 870, Soil Erosion and Sediment Control		
. Detailed Drawings of Controls to be Used	_____	_____
. Narrative Describing Activity and Specific Methods and/or Controls to be Used	_____	_____
— 1000, Special Permit Requirements		
. Detailed Statement of Existing and Proposed Use(s)	✓ _____	_____
. Traffic Report Addressing Trip Generation, Traffic Movement, and Parking Requirements	✓ _____	_____
. Required Approvals From Local, State, Regional or Federal Agencies	✓ _____	_____

May 13, 1994

Planning and Zoning Commission  
Town of Darien  
2 Renshaw Rd.  
Darien, CT 06820

Dear Commission Members,

By a vote of 7-2 the Board of Education has allowed Langdon P. Clarke to apply for an Amendment to the Darien Zoning Regulations to permit the lighting of Public Playing Fields.

Yours truly,

A handwritten signature in cursive script, reading "Janis J. Rehlaender".

Janis J. Rehlaender  
Chairman  
Darien Board of Education

Requesting a Special Permit to Zoning Section 405 b 4.

1. To erect 6 60 foot light poles and fixtures on the Darien High School Stadium. Poles will be located on each side of the field at the 10 and 50 yard lines.
2. The use of the lights will be limited to 25 events per year and only used for Youth/Junior through High School aged sporting events.
3. The lights will be turned off by 10:30 PM and there will be **NO** Sunday events.
4. Police will be provided for all events as warranted- including police directed egress after events to safely and speedily empty the parking lots.
5. By moving some events to the evening, weekend parking and traffic problems around the High School should be greatly improved.
6. Families who are unable to watch their children participate in High School events, i.e. Field Hockey, Soccer, Lacrosse and Track, will now be able to attend some of these events.
7. Attached is a copy of the Advisory Committee On Recreational Space report describing the field usage problems that Darien faces. One of their solutions is lighting some of the fields. This report was unanimously endorsed by the Selectmen.
8. The Stadium Field was chosen because it is the most centerally located, offers the most parking ( 450 spaces), and is the least used.
9. The entire cost of the lighting project will be funded through private contributions.
10. The 2 most popular High School Football games, Homecoming and New Canaan, will **NEVER** be played at night.
11. This proposal has been neither endorsed nor rejected by the Board of Education.

Amendment to Zoning Section 405 b to provide for a 4th standard:

The lighting of Public Playing Fields with lighting fixtures not to exceed a height of 75 feet above grade.

PARKING and ATTENDANCE

There are currently 450 parking spaces at the Darien High School.

Attendance - 1993 High School Football Games

vs Bassick	-	628
Wilton	-	466
Trinity	-	475
New Canaan-		1223

The Darien Boosters Club also sold 300 passes which could increase attendance by another 600 people.

The lighting of the Stadium will not add new events to the existing schedules. We will be only moving events to different times.

Jim Gerard

MEMORANDUM

TO: Board of Selectmen  
FROM: Advisory Committee on Recreational Space  
SUBJECT: **Final Report**  
DATE: December 28, 1993

Please find attached the final report of our Committee. We attach to it a user/inventory report prepared jointly by the Park & Recreation Administrator and the School Physical Education Director.

Our job is to establish the inventory and provide suggestions, and return to you for such actions as you deem appropriate.

gh\8\finl-rpt.hms  
Enclosures

cc: Advisory Committee on Recreational Space

**FINAL REPORT**

**OF THE**

**ADVISORY COMMITTEE ON RECREATIONAL SPACE**

**DECEMBER 1993**

## ADVISORY COMMITTEE FOR COMMUNITY RECREATIONAL SPACE

### Members

Henry M. Sanders, First Selectman

Linda Graham, Board of Education

Theodore Covert, Board of Finance

Barbara Thorne, Park & Recreation Commission

John Fixary, School Building Committee

### Ex-Officio

Norman A. Lucas, Administrative Officer

Jim Girard, Director of Physical Education

Sue Swiatek, Park & Recreation Administrator

Ray Nurme, Planning and Zoning Director

## FINAL REPORT ON RECREATIONAL SPACE DECEMBER, 1993

After review of the surveys submitted to the Advisory Committee on Recreational Space from users of the Town's recreational facilities and after meeting with key representatives of the users, the Committee reached the following conclusions:

- 1) Most all responding groups state they are or will be in need of additional fields to accommodate their programs. This includes practice as well as game fields.
- 2) Some groups note that the fields they are currently using are not in the best possible condition.
- 3) Youth sport leagues dominate use of current facility inventory leaving no room for growth or expansion of those leagues or of adult programs/leagues. Due to this high level of use, it also seems any new adult or youth programs cannot be accommodated. According to the Town-wide census, the 35-44 age group and 20-34 age group are the second and third largest behind the 0-9 age group. These adults require facilities for activities as well and should not be ignored.
- 4) It appears activity and facility scheduling for male only programs far surpass the use of current inventory over female programs. The reasons for this could be many, i.e. lack of solid organizations to lack of current interest. Since the Town-wide census shows a close number of males vs. females in the youth age brackets, it is logical to assume the female activities will grow, therefore must be accommodated.
- 5) The elementary school building may offer the opportunity for expanding after-hours use by other youth and adult-age activity groups. As community assets, all school facilities are accessible to interested and qualified residents on a planned and organized basis.

The Advisory Committee on Recreational Space makes the following recommendations:

- 1) A master plan for the use of Town-wide open space is overdue and needed. This should include recognizing immediate problems, needs and solutions as well as long term projections and plans.
- 2) Current open space that is not in the best possible condition should be improved, updated, maintained and scheduled to gain maximum use and to insure safety of all users. This includes, but should not be limited to:

Holmes School grounds  
Hollow Tree School/Senior Center grounds

Areas which may be expanded or developed to proper dimensioned areas are:

Casey Field, Cherry Lawn Park  
Baker Field, Baker Park

- 3) Some possible methods to alleviate overuse on current field inventory could include:
  - a. Acquisition or conversion of suitable open space.
  - b. A system of scheduled rotation of playable fields per season and year to allow areas to rest during renovation.
  - c. Encourage user support to address current field improvements and/or expansion plans by the groups currently using the areas. Examples: Little League's capital improvement at McGuane Field.
  - d. Consideration be given to the addition of irrigation systems for improved maintenance and lights for existing areas in order to allow more games per day, per facility.
  
- 4) Key recommendations and use for the 1993 School Building Committee include the following:
  - a. The School Building Committee should investigate ways to sequester the gym and adjacent restroom facilities in each building. This may be achieved through the strategic placement of folding gates. Such a measure would improve building security (and perhaps reduce custodial costs associated).
  
  - b. The use of other school rooms should be explored and encouraged.

DARIEN PUBLIC SCHOOLS  
COMMUNITY GYM/FIELD USE

GYM USE

Darien High School

YMCA Travel Basketball  
YMCA House League Basketball  
YMCA Indoor Soccer  
Parks & Rec Indoor Soccer  
Darien Lacrosse Association  
Darien Police Department  
Darien Summer School  
Conn. Jr. Volleyball Camp  
YMCA State Gymnastics Championship  
St. Paul's Church  
Boy Scouts  
SCSU Summer Basketball Camp

Middlesex Middle School

YMCA Travel Basketball  
YMCA House League Basketball  
YMCA Indoor Soccer  
YMCA Adult Fitness Classes  
YMCA Adult Open Gym  
Adult Indoor Soccer  
Parks & Rec Youth Wrestling  
Parks & Rec Open Gym

Royle School

Walter Schalk Dancers  
Boy/Cub Scouts  
Youth Commission Summer Camp  
Brownies

Hindley School

YMCA House League Basketball  
Boy/Cub Scouts  
Darien Cotillion  
Darien Little League Sign-ups

Ox Ridge

Boy/Cub Scouts  
Walter Schalk Dancers  
Brownies

Tokeneke

Darien Nature Center

FIELD USE

YMCA Travel Soccer  
YMCA House League Soccer  
(fall and spring)  
Parks & Rec Tennis  
Darien Lacrosse Association  
Darien Little League  
Darien Cap League  
Darien Lassie League  
Adult Soccer  
Darien Sr. Babe Ruth League  
Men's Sr. Baseball League  
Darien Police Department  
Darien Jr. Football League

YMCA Travel Soccer  
YMCA House League Soccer  
(fall and spring)  
Adult Soccer  
Darien Little League  
Darien Jr. Football League

Darien Little League  
Adult Touch Football League  
Youth Commission Summer Camp  
Darien Jr. Football League

Darien Little League  
Fire Dept. Softball League  
Darien Jr. Football League

Darien Little League  
Darien Jr. Football League

Darien Little League  
Darien Jr. Football League  
Darien Nature Center

DARIEN PARK & RECREATION  
PARKS/FIELDS USAGE

PARK USE

McGuane Park  
Darien Little League

Baker Park  
Darien Fun Time Co-ed Softball  
Darien Little League

Cherry Lawn Park  
Darien Little League  
Chartrek Travel Adult Softball  
BMW of Darien Adult Softball  
Darien Youth Commission  
Darien Nature Center  
Newcomers Womens' Tennis  
DHS JV Tennis Teams

Weed Beach Park  
Darien Senior Mens' Assn.  
Darien Youth Commission  
DHS Varsity Tennis Teams

Woodland Park/Sellecks Woods  
Stony Brook Park  
Darien Nature Center  
Darien Public Schools  
Class Trips

Tilley Pond Park  
Post 53 Annual Event

FIELD USE

Holohan Field  
Darien Babe Ruth Baseball  
Darien Flag Football

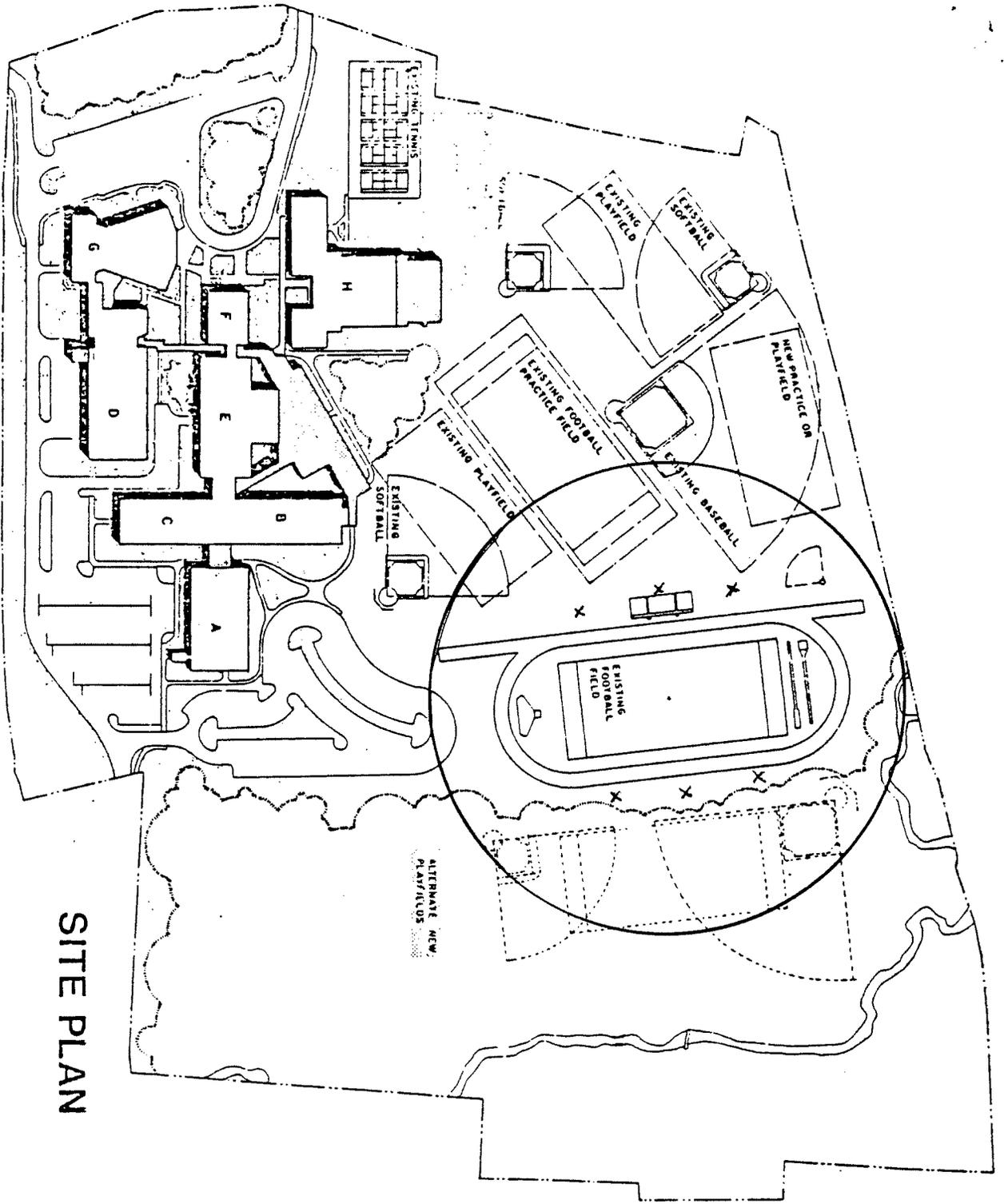
Town Hall Fields  
Darien Co-ed Softball  
Darien Little League T-Ball  
DHS Girls' Lacrosse

Weed Beach Picnic Areas  
Darien YMCA  
Noroton Presbyterian Church  
Darien Public Schools  
Graduation Party, etc.  
Nursery Schools (3)  
Darien Youth Commission  
Darien Nature Center

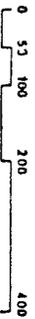
Pear Tree Beach Picnic Areas  
Darien Public Schools  
Class Picnics, etc.  
First Congregational Church  
Nursery School  
Darien Nature Center  
St. Luke's Parish School  
KDV-USA Sail Regatta  
Road Races sponsored by:  
American Cancer Society  
Stamford Running Club  
Club Connecticut  
Spring High Run (CODA)

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Town Hall Gymnasium  
Park & Recreation Programs  
Mens' Open Basketball  
Womens' Open Basketball  
Co-ed Adult Open Volleyball  
Youth Tennis Lessons  
Youth Indoor Soccer  
DARE Exercise  
Vacation Basketball  
Youth Commission Programs  
Spring Break  
Special Events  
Darien High School Programs  
Freshman Basketball  
Girls' Lacrosse Practice  
Darien Girls' Scouts Special Events

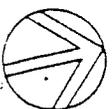


**SITE PLAN**



This map corresponds with the 400' lighting chart measuring foot candle power.

**DARIEN HIGH SCHOOL**  
 SMS Architects  
 David Bruce Falconer  
 Associated Architects

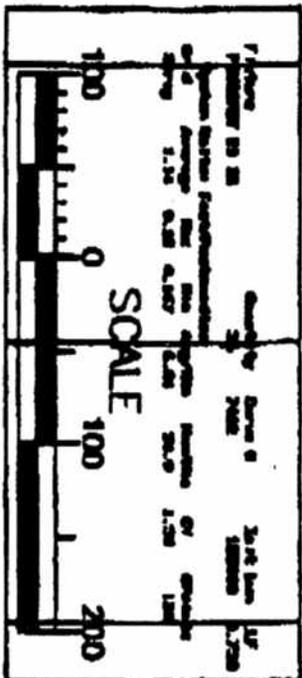


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FOOT CANDLE MEASUREMENT

Off Field up to 400

.167	.220	.274	.320	.353	.380	.380	.353	.320	.274	.220	.167
.217	.303	.401	.480	.531	.577	.577	.531	.480	.401	.303	.217
.290	.433	.618	.776	.870	.932	.932	.870	.776	.618	.433	.290
.402	.686	1.17	1.62	1.97	2.07	2.07	1.97	1.62	1.17	.686	.402
.593	1.32	4.23							4.23	1.32	.593
.595	2.28	9.15							9.15	2.28	.595
.595	2.28	9.15							9.15	2.28	.595
.593	1.32	4.23							4.23	1.32	.593
.402	.686	1.17	1.62	1.97	2.07	2.07	1.97	1.62	1.17	.686	.402
.290	.433	.618	.776	.870	.932	.932	.870	.776	.618	.433	.290
.217	.303	.401	.480	.531	.577	.577	.531	.480	.401	.303	.217
.167	.220	.274	.320	.353	.380	.380	.353	.320	.274	.220	.167



Al (gold) B1 (gold) A2

FOOT CANDLE MEASUREMENT

TOTAL F. 882

FOOTBALL FIELD

20' POWERSPOT IN  
1800 WATT METAL HALIDE  
60' POLES  
50' SETBACK ON 50 & 10 YARD LINES

MAINTAINED HORIZONTAL FOOTCANDLES

General Electric Company  
of Utility Systems  
of Atlanta 300  
Atlanta, Georgia 30303

FOOT CANDLE: the illumination of a surface one foot distant from a source of one candle.