

April 25, 2022

Town of Cape Elizabeth Planning Board
Ocean House Road
Cape Elizabeth, ME 04107

Dear Planning Board:

Enclosed is a formal application for a Site Plan Amendment to provide lights for Upper Lions Field. This application consists of a narrative describing the project, what we believe are the proposed relevant sections of the ordinance, and backup materials supporting this narrative.

We acknowledge, and are grateful, that the board and Town Planner have allowed us this expedited review, including a workshop that extended well past 10pm for the initial discussion. We look forward to presenting the formal application and answering any questions at your regular May 17, 2022 meeting.

Very truly yours,

Austin Barrett, President, Cape Elizabeth Little League
Ryan Jackson, Vice President, Cape Elizabeth Little League
Kevin Justh, Player Agent/Board Member, Cape Elizabeth Little League

Site Plan Amendment for Providing Lights at Upper Lions Field

Cape Elizabeth Little League (CELL) is seeking a Site Plan Amendment under section 19-9-6.B of the Zoning Ordinance for the specific purpose of providing field lights at Upper Lions Field. The plan includes the installation of four towers, with a total of 16 individual LED lights, and is visually represented by the enclosed plan. These lights will be powered by the existing electrical utility connection to the Upper Lions shed, with a new panel to be installed to isolate each individual tower.

The Lions property is Map U24, Lot 1, and is located in the RC Zone. The tower setback in the RC zone is 125% of the distance from the ground to the top of the tower. The towers specified are 35 feet, with 6 feet buried in the ground and 29 feet exposed above. Assuming an additional 5 feet for the lights and hoods, the required setback would be 42.5 feet (125% of 34 feet.) Given that the closest abutter is 120 feet, +/-, this setback appears to be clearly met.

Because this is a Site Plan Amendment, CELL has addressed the relevant changes to the existing site plan below. Most of the original site plan is not being altered, and there is no alteration in specific use, so many items in Section 19-9-5 are not applicable.

Attached are the following supporting materials:

1. Site Plan with proposed location of light towers
2. Topographic plan using Cape Elizabeth GIS of site and surrounding parcels
3. Light engineering plan showing foot-candle levels up to the maximum 0.50 foot-candle limit at the property line
4. GIS maps showing shortest straight line distances from closest light pole to abutters

The specific section within Section 19-9-5, Approvals Standards, are discussed below. Where sections are omitted, it is because they are not applicable to the proposed amendment.

19-9-5.6 Utilities

C. Other Utilities: The site is serviced by existing overhead electrical lines that run from the roadway to the existing shed. The lighting contractor has advised CELL that this service supports the lights in addition to the existing connections (for the shed, the scoreboard, public address system, and exterior outlets.) A second panel will be added in the scorers room within the shed to isolate each pole should any single pole suffer an outage.

Lines from the shed shall run underground to each pole with connections below ground. These lines will be trenched and covered after completion.

19-9-5.9 Lighting

2. Maximum level: Attached is the proposed lighting plan with foot candle levels extending to the 0.50 foot-candle limit. The plan shows that the 0.50 foot-candle limit is met well before the nearest abutting property line; the lights are adjustable at the pole level if for some reason their installation at fabrication is proven over time to not meet this, or if other factors (wind, earth movement, etc.) interfere.

There will be 16 individual Arcadia 500W, 5700K LED lights. 3 individual lights will be mounted on the 2 poles closest to the shed, with 5 each on the two outfield poles.

CELL is proposing to limit the time period during which these lights will operate until 10pm, an hour earlier than the 11pm limitation in the ordinance (and of note there would be no illumination in the early morning hours either.) The lights used will be typical LED field lights that are shielded and directional in nature, so we believe comply with the ordinance language that they will not be exposed to normal view by motorists, pedestrians, or adjacent dwellings.

19-9-5.11 Noise

CELL notes that the addition of lights by itself does not change the use of the facility nor does it result in an increase in the use beyond the annual change in registrations for the leagues, however it will change the time of day such uses occur. To that end CELL is cognizant that the noise level is a concern that should be addressed.

A residential abutting use has a maximum dBA level of 55 from 7am-10pm. A CELL representative will measure the decibel levels at Opening Day (April 30, 2022) to ascertain these levels at a variety of locations to ensure that these conditions remain met. 55 decibels appears to be something between normal restaurant conversation and at-home conversation levels. In addition to measuring the sound level at Upper Lions, a CELL representative measured noise level at other fields with older kids on 4/23/2022 and 4/27/2022 and found the following noise levels at approximately 300 feet from home plate (approximate distance of nearest property line at Upper Lions):

4/23/2022, Biddeford, St. Louis Park: 49-60 dBA (avg approximately 54)

4/27/2022, Cape Elizabeth, Middle School Field:

In addition to limiting operation of the lights until 10pm, CELL would suggest limiting formal activities at Lions field until 9:45pm, further reducing the noise burden to the surrounding community. The closest residential uses are approximately 400 feet from the field (Wildwood condos), 450+ feet from the field (Ocean House/Route 77 abutter), and 800 feet from the field (Lions Way.)

19-9-5.13 Technical and Financial Capacity

Our understanding is that the Town Manager will provide the Planning Board with adequate confirmation of this prior to the meeting.

Submitted by Cape Elizabeth Little League

By: Kevin Justh, Board Member