

## 2025 Zoning Amendments

### Amendment #1

**Purpose:** The intent of the Zoning Amendment proposed by the Planning Board is to add a definition of Short-term Rental to the Zoning Ordinance.

### ARTICLE III DEFINITIONS

**Short-term Rental:** An accessory use of a residential Dwelling-Unit rented for a fee for a period of less than 90-days.

### Amendments #2

**Purpose:** This amendment seeks to permit field lighting on the Sally Veitch Track and Field and lighting on the access roads and parking areas at Kelsey Athletic Campus, Colby-Sawyer College, while ensuring compliance with dark sky standards and minimizing the impact on surrounding neighborhoods.

#### Definitions (To be added to definitions section)

- **Field Lighting:** Artificial lighting specifically designed to illuminate fields at Sally Shaw Veitch Track & Field.
- **Dark Sky Compliant Lights:** Lighting fixtures designed to minimize light pollution, directing illumination downward and reducing glare.
- **Enrolled Student Athlete:** Colby-Sawyer students who are designated as “enrolled student athletes” by Colby-Sawyer and who are competing in officially sanctioned Colby-Sawyer athletic competition or practice.
- **Athletic Event:** Any Colby-Sawyer athletic competition or practice for "enrolled student-athletes."
- **Access Roads and Parking Area Lighting:** Lighting for access roads and parking areas related to Sally Shaw Veitch Track & Field.

### ARTICLE X INSTITUTIONAL DISTRICT

2. **INSTITUTIONAL – Recreational:** This district is established to protect a major asset in the community, which is presently in an ideal location bordering the village. The district provides an area to be designed and equipped for the conduct of collegiate sport and leisure-time activities while protecting the rural charm and character of the neighborhood.

#### A. Uses Permitted

1. Outdoor, Active Recreation Uses\*

(\* See definition, but includes, by way of example, baseball, soccer, lacrosse & other field sports; outdoor track; tennis & other outdoor court games; golf; outdoor basketball courts; trails for hiking, biking, cross-country skiing and equestrian Uses; and outdoor equestrian facilities.)

2. Outdoor, Passive Recreation Uses\*  
(\* See definition, but includes, by way of example, walking, bird watching and picnicking.)
3. Accessory Uses: Accessory Uses include, by way of example, gravel and ~~unlighted~~ access roadways, as well as gravel ~~and unlighted~~ parking and turnaround areas along the roadways for passenger vehicles, emergency vehicles, security vehicles and maintenance Equipment ~~restricted to daytime use only~~; maintenance and storage facilities for recreation Uses; restrooms and changing facilities; bleachers, goals, backstops, dugouts, flagpoles, Field Lighting, benches, and other required athletic Equipment; and other Accessory Uses involving no Structures. Lighting of access roadways, parking areas, turnarounds, and Field Lighting of Sally Shaw Veitch Track & Field is permitted as specified in Section B.
4. Essential Services.

---

## **B. Lighting**

---

### **3. Lighting Requirements:**

#### **a. Provisions**

- Field lighting on field currently named Sally Shaw Veitch Track & Field and Access Roads and Parking Areas Lighting shall be allowed at the Kelsey Athletic Campus within the Institutional Recreational Zone.
- At the time of site plan review any newly proposed lighting must be dark sky compliant, meeting the most current dark sky and energy efficiency measures as specified by the International Dark Sky Association.

#### **b. Usage Schedule:**

- Field Lighting and Access Road and Parking Area Lighting may be used for Athletic Events from Monday to Saturday until 9 PM. All Athletic Events shall be scheduled to begin at a time that in good faith is expected to comply with this deadline.
- In the event of a delay of game or a competition goes into overtime, lighting may remain on until the end of competition and shutdown timing requirements in Section 4(2), below, begin at the conclusion of the competition.
- Access Road and Parking Area Lighting may stay on for 30 minutes after Field Lighting has been turned off.
- A schedule of field usage must be posted on the website of Colby-Sawyer College.

#### **c. Temporary Events:**

- a. Usage for any event not classified as an Athletic Event may be granted for up to 20 events per year through the submission of a Town Temporary Event Permit.

---

#### **4. Lighting and Shutdown Requirements**

- a. **Lighting Control:**
  - o All lighting installations must include dimming capabilities and automated shutoff features.
- b. **Shutdown Timing:**
  - o Field Lighting shall be dimmed to 50 percent no more than 30 minutes after the conclusion of an event with shutdown no more than 45 minutes after the conclusion of an event. Access Roads and Parking Area Lighting shall be required to be turned off no more than 30 minutes after the Field Lighting is turned off.

---

#### **C. Noise Disturbance Regulations**

- a. **Noise Levels:**
  - o Noise from events at Kelsey Athletic Campus at any time must not exceed a maximum decibel level of 70 dB as measured at the property line of adjacent residential neighborhoods.
- b. **Public Address (PA) System:**
  - o Use of the PA system at any time shall be limited to necessary announcements during events and shall not exceed a decibel level of 65 dB at the property line of adjacent neighborhoods.

---

#### **D. Enforcement and Compliance**

- a. Article XXIX, Enforcement shall apply to all matters of enforcement.

#### **B.E. Yard Requirements**

- 1. None of the Uses or Structures allowed above shall be established within 25 feet of any abutting Zone District boundary or property line, ~~whichever is greater.~~