

Fw: Webster, MA KFC/Taco Bell Lighting

From: "Ann Morgan" <amorgan@webster-ma.gov> 02/05/20 02:28 pm
To: paul@thewaterexperts.com, tomkleb@sbcglobal.net, michael.dostoler@gmail.com,
dmorin_mass@hotmail.com, ccody2@gmail.com, gonsorcikc@yahoo.com
Cc: "Eaton, Chuck" <ceaton@cmeengineering.com>
Attachments: 2020_02_03_Lighting Observation_CME.pdf (2.7 MB);

Hi All -

Please see below.

Ann V. Morgan

Director of Planning & Economic Development
Town of Webster
350 Main Street
Webster, MA 01570
508-949-3800 x1030
www.webster-ma.gov

From: Ann Morgan (amorgan@webster-ma.gov)
Date: 02/05/20 02:27 pm
To: cjjenkins@charterfoods.net
Cc: Eaton, Chuck (ceaton@cmeengineering.com), brave@charterfoods.net, brector@charterfoods.net, Theodore Tetreault (ttetreault@webster-ma.gov)
Subject: **Webster, MA KFC/Taco Bell Lighting**

Hi Corey -

Attached please find the report prepared by CME with their recommendation on how to reduce the drive through lane light trespass onto the residential abutter to the north. As you noted earlier the facade lights along the drive through were turned off based on CME's recommendation. Chuck and I had the opportunity to visit the site after dark this past Monday 2/3. The lights were indeed off and there was plenty of light from the poles to maintain driver safety when using the drive through lane. We will continue to monitor the site to ensure compliance.

If the rear facade lights remain off then your mitigation efforts will have resulted in meeting all the recent requirements put forth by the Planning Board in accordance with the originally approved site plan. Please contact your local restaurant management team / building maintenance team to let them know that those lights must remain off. If, for whatever reason, the lights should be reactivated then the property owner will be fined in accordance with the Town's by-laws.

I will forward this email to the Planning Board for their review. As noted earlier, the Board will be taking action on your Special Permit on February 24th. Please let me know if you have any questions.

Ann V. Morgan

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Site Observation



February 3, 2020

Engineers
Designers
Consultants
Planners
Scientists

Webster Planning Board
Webster Town Hall
350 Main Street
Webster, MA 01570
via e-mail

RE: KFC/Taco Bell 71 East Main Street
Lighting Observation

Board Members:

The owners of the KFC/Taco Bell at 71 East Main Street are working to adjust their site lighting to conform to the lighting plan approved by the Planning Board in 2007. CME observed adjusted site lighting on December 16, 2019. During this observation, the light output met the approved foot candles at the northern residential property line; however, new rooftop façade lighting was installed that appeared to cast light on the northern residential structure above the property line.

Since the December 16, 2019 site visit, the property owner replaced the rooftop façade lighting. The new lighting included dimmers to help control the light cast onto the northern residential structure. CME observed the newly revised façade lighting with the Taco Bell facilities maintenance manager at 6:00 pm on January 27, 2020. As foot candle measurements could not be taken at the face of the northern residential structure, photos were taken to account for varying light differences. Note that the photos are subjective, and lighting was not scientifically measured.

Photos were taken of the southern side of the residential structure which faces the Taco Bell drive-thru window. The following series of photos were taken:

1. All lights on, façade lights dimmed.
2. Façade lights on, dimmed, pole lights off.

3. Façade lights off, pole lights on.
4. All lights off.



1. All lights on, façade lighting dimmed.



2. Façade lights on, dimmed, pole lights off.



3. Façade lights off, pole lights on.



4. All lights off.

Although it is difficult to differentiate in the photos, my opinion is that Option 3. (Façade lights off and pole lights on) provides the best compromise to safely lighting the drive-thru and shielding the northern residence from light spillage.

Please contact me if you have any questions or concerns regarding these comments.

Sincerely,

A handwritten signature in blue ink that reads "Chuck Eaton". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Chuck Eaton, P.E., LEED AP
Webster Town Engineer

cc via email: Ann Morgan, Webster Director of Planning & Economic Development
Ted Tetreault, Webster Building Official
Corey Jenkins, Charter Foods

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