



# Town of Merrimack, New Hampshire

Community Development Department  
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

July 23, 2012

R. Gordon Leedy, Jr., ASLA, AICP, LEED®-AP  
Director of Land Development  
Vanasse Hangen Brustlin, Inc  
6 Bedford Farms Drive Suite 607  
Bedford NH 03110  
(via e-mail)

**RE: Merrimack Premium Outlets – July 11, 2012 Lighting Compliance Test**

Gordon:

I have reviewed the information submitted to my Department last week, relative to the July 11, 2012 lighting compliance test that occurred at the Merrimack Premium Outlets site.

The illumination levels measured on July 11, 2012 (see attached), are all within the levels approved by the Planning Board, and indicate the lighting on the site is compliant with the Planning Board's approval. In addition to the submitted plan, I reviewed the submission to the paper copies of the approved plans on file in my Department, and confirmed that the levels indicated do indeed match those on the approved plans.

While the illumination levels at grade are compliant, it is apparent that there are still some remaining issues relative to the lighting at the site and the visibility of the lighting fixtures to those in the neighborhood to the north of the project site. The significant difference in grade between the MPO site and the neighborhood allows for the fixtures themselves to be very visible in the neighborhood, and give a perception of excessive lighting escaping the site. I have little doubt that the grade difference is to blame in this situation.

I respectfully ask that MPO consider turning off any unneeded lighting on the site after the facility closes (leaving on only that lighting which is necessary for employee safety after hours). I believe this would assist in alleviating some of the concerns expressed by several abutters and residents related to the lighting at MPO in the late night hours. I fully understand that the Town cannot compel MPO to do this, but respectfully request that it be considered.

Alternatively, additional (larger) shields could be installed on the northerly bank of lights as they abut the neighborhood. The shields that have been installed, while compliant with

the approvals, do not provide enough effectiveness to those that are down grade from the MPO property. I plan on recommending larger shields to the Planning Board when the next phase of the project is brought forth for approval.

Thank you for providing the information to us. I look forward to continuing the relationship between the facility and the Town for years to come, and hope that these requests might be accommodated.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy J. Thompson', with a long horizontal flourish extending to the right.

Timothy J. Thompson, AICP  
Community Development Director

cc: Mark Kroeger, Simon Property Group  
Danielle De Vita, Esq, Simon Property Group  
Elaine Devine, MPO General Manager  
Mark Fougere, AICP, Fougere Planning & Development  
Eileen Cabanel, Town Manager  
Planning Board



**Memorandum**

To: Mr. Tim Thompson

Date: July 19, 2012

Project No.: 51621.00

From: R. Gordon Leedy, Jr., ASLA, AICP

Re: Merrimack Premium Outlets

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As requested by the Town, on Wednesday, July 11, 2012, Mr. Lawrence Farrer, PE of Engineering Advantage, Inc. visited the project site for the purpose of measuring the light readings along the northerly edge of the Outlet development to determine compliance with the photometric documents submitted during the site plan approval process.

Mr. Farrer took the measurements at about 9:30 PM after night conditions had been met, with a Cooke "Cal-Light 400" meter at approximately 3'-0" above existing grade. The light level findings were consistent with the photometric calculations contained in the approved site plan documents.

Attached is a copy of the relevant site lighting sheet from the approved site plan, with Mr. Farrer's observations indicated as an overlay.

Please let me know if you have any questions, or if you need any additional information.

