



Article 32: Zoning Bylaw Amendment Exterior Lighting Bylaw

Planning Board Public Hearing
2026 Annual Town Meeting
March 3, 2026

Proposed Bylaw Amendment

- Delete Section 7.7.3.11 (Lighting) of the Town's Zoning Bylaw entirely and replace with a new section 7.13 (Exterior Lighting)

Goals of this proposed bylaw amendment

1. Expand the scope of Concord's Outdoor Lighting Policy
2. Align with DarkSky Massachusetts model lighting bylaw
3. Reduce light pollution & preserve views of the night sky
4. Protect natural habitats and environmentally sensitive areas

Current Bylaw vs. Proposed Amendment

- Current bylaw applies only to off-street parking and loading areas, is vague and very limited
- The proposed bylaw will:
 - 1) Establish standards for all site and building lighting through Site Plan Review
 - 2) Establish correlated color temperature (CCT) limits for luminaires
 - 3) Require fixtures to be fully shielded (a.k.a. dark-sky compliant)
 - 4) Limit the hours for lighting
 - 5) Specify LED lighting or equivalently sustainable alternatives

Who will this bylaw change impact?

- New projects requiring Site Plan Review
- Existing properties subject to Site Plan Review that relocate, replace, or modify a noncompliant luminaire and/or associated mounting

Art. 32 Exterior Lighting Bylaw

Thank you!

Light polluted sky

Visible night sky



UNACCEPTABLE
Unshielded

VERY BAD

BAD

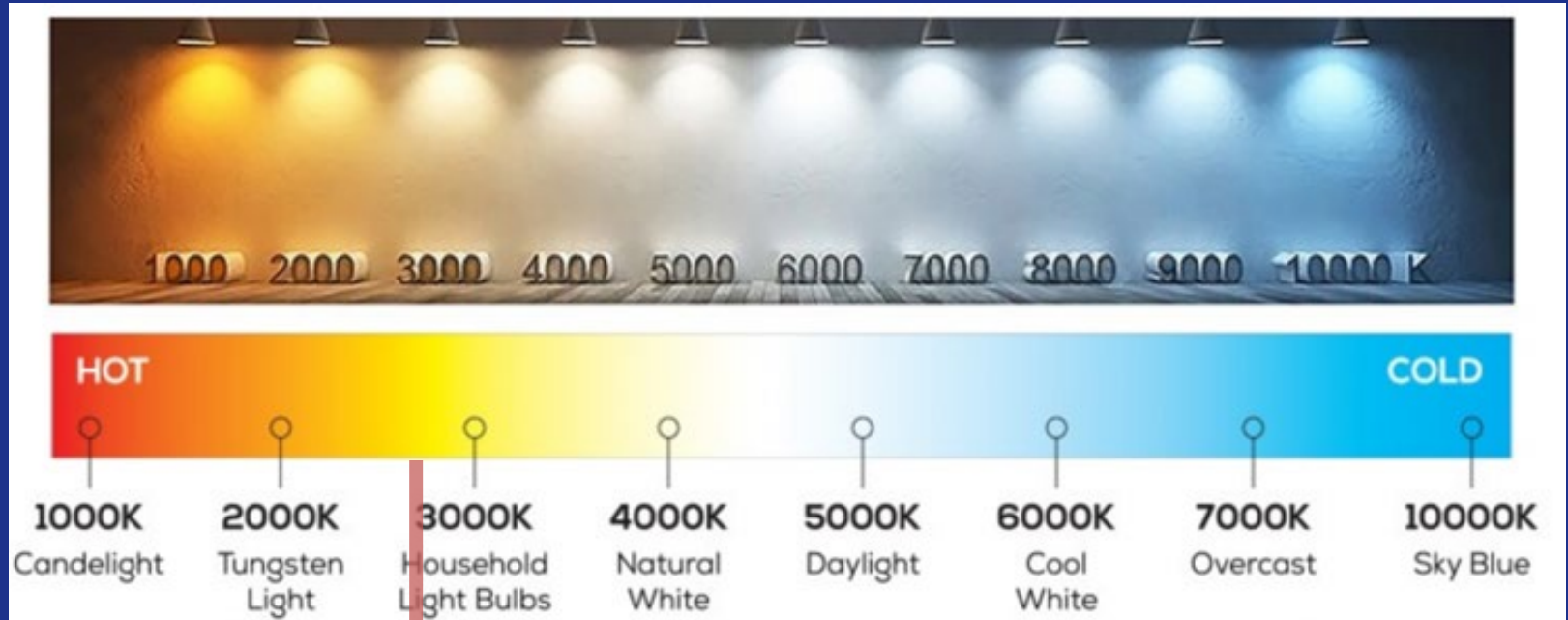
BETTER
Fully shielded



BEST
Fully shielded + timer
or motion sensor

Unshielded V. Fully Shielded Luminaires

Correlated Color Temperature



2,700 Kelvin is the proposed maximum
Correlated Color Temperature for all
Luminaires