



Town of Wallingford, Connecticut

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TOWN OF WALLINGFORD

Town Hall, 45 South Main Street, Wallingford, CT 06492

TO: Eugene Livshits - South Central Regional Council of Governments
 J.H. Torrance Downes - Lower Connecticut River Valley Council of Governments
 Keith Rosenfeld - Naugatuck Valley Council of Governments

FROM: Kevin J. Pagini, Town Planner

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

- Proposed subdivision located within 500 feet of another Naugatuck Valley Municipality
- Adoption or Amendment of ZONING REGULATIONS affecting the use of a zone located within 500 feet of a South Central Regional COG municipality (see attached proposed text amendment concerning "Addition of Data Centers as an allowed use by Special Permit in the Industrial Expansion (IX) and Interchange (I-5) Districts")


The change was originally requested:

- by municipal agency (PZC)
- by petition

Public hearing has been scheduled for : 10-13-21

- Legal Notice
- Supporting statements, site map
- Map of proposed subdivision
- Text of proposed amendment

Other: See current Zoning Regulations and Zoning Map on Town Web Site under Planning and Zoning Department.
www.wallingford.ct.us



Kevin J. Pagini, Town Planner (Authorizing Signature)

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Proposed Text Amendment to the Town of Wallingford Zoning Regulations to add Data Centers as an allowed use by Special Permit in the Industrial Expansion (IX) and Interchange (I-5) Districts:

Add definition to Section 2.2 – Specific Terms

Data Center - A use involving a building/premises primarily occupied by computers, computer servers and/or telecommunications equipment along with any related use, including supporting equipment, where electronic information is processed, transferred and/or stored.

Add proposed new section 4.9.C.5 to Industrial Expansion (IX) District with the following language:

5. Data Centers with accessory electrical substations:

a. Submission of a Sound and Vibration Impact Analysis containing detailed information concerning all activity, equipment and machinery associated with the use, sound and vibration levels resulting from such activity, equipment or machinery as well as all measures, including but not limited to those of a structural and/or nonstructural- related nature, necessary to mitigate noise and vibration and to ensure that the noise to be emitted from the proposed development does not substantially raise the established baseline environmental noise level, emit harmful sounds (i.e. infrasound) or create vibration levels to a degree that would adversely affect the neighboring properties.

(1) In all cases in which the Commission determines that a peer review of the applicant's noise and vibration impact analysis is warranted, the applicant shall be required to pay the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work.

(2) The Sound and Vibration Impact Analysis shall include establishing an environmental baseline using ambient noise of the existing conditions, potential noise impacts and mitigation, if required. Seasonal scenarios and hours of the proposed use shall also be considered during the analysis.

b. Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Commission, shall not be required to be screened.

c. In addition to the requirements of Section 6.14 and Section 4.9.F.3, where any side/rear yard abutting property located within a non-industrial zoning district is not developed with commercial or industrial uses, the minimum side and rear yard setback shall be dictated by the

Sound and Vibration Impact Analysis and shall in no case be less than 150 feet and shall include a 100-foot wide landscaped or natural open space buffer with an earthen berm at least 6 feet in height with a grade no steeper than 3:1. The top of the berm must be horizontal (level), with the width equal to at least three (3'-0") feet. The landscaping must be comprised of grass or meadow mix; with no trees or shrubs that could potentially affect the long-term integrity of the berm. Evergreen or native trees must also be planted every 10 linear feet along the outside edge of the berm to provide extra screening for residential properties. All substations shall be properly screened with evergreen trees not to exceed 10 feet in height. All substations shall also be surrounded by fencing; all fencing shall be designed to withstand ice/wind loading. All substations must be located a minimum of 400 feet from a residential property or residential zoning district.

Add proposed new section 4.10.C.6 to Interchange (I-5) District with the following language:

6. Data Centers with accessory electrical substations:

a. Submission of a Sound and Vibration Impact Analysis containing detailed information concerning all activity, equipment and machinery associated with the use, sound and vibration levels resulting from such activity, equipment or machinery as well as all measures, including but not limited to those of a structural and/or nonstructural- related nature, necessary to mitigate noise and vibration and to ensure that the noise to be emitted from the proposed development does not substantially raise the established baseline environmental noise level, emit harmful sounds (i.e. infrasound) or create vibration levels to a degree that would adversely affect the neighboring properties.

(1) In all cases in which the Commission determines that a peer review of the applicant's noise and vibration impact analysis is warranted, the applicant shall be required to pay the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work.

(2) The Sound and Vibration Impact Analysis shall include establishing an environmental baseline using ambient noise of the existing conditions, potential noise impacts and mitigation, if required. Seasonal scenarios and hours of the proposed use shall also be considered during the analysis.

b. Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Commission, shall not be required to be screened.

c. In addition to the requirements of Section 6.14 and Section 4.9.F.3, where any side/rear yard abutting property located within a non-industrial zoning district is not developed with commercial or industrial uses, the minimum side and rear yard setback shall be dictated by the Sound and Vibration Impact Analysis and shall in no case be less than 150 feet and shall include a 100-foot wide landscaped or natural open space buffer with an earthen berm at least 6 feet in

height with a grade no steeper than 3:1. The top of the berm must be horizontal (level), with the width equal to at least three (3'-0") feet. The landscaping must be comprised of grass or meadow mix; with no trees or shrubs that could potentially affect the long-term integrity of the berm. Evergreen or native trees must also be planted every 10 linear feet along the outside edge of the berm to provide extra screening for residential properties. All substations shall be properly screened with evergreen trees not to exceed 10 feet in height. All substations shall also be surrounded by fencing; all fencing shall be designed to withstand ice/wind loading. All substations must be located a minimum of 400 feet from a residential property or residential zoning district.

Add parking requirement for Data Centers under 6.11.C as follows:

Data centers	1 parking space for each employee at peak shift
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