

Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

PLANNING & ZONING LIAISON COMMITTEE
Economic Development Commission
SPECIAL VIRTUAL Meeting Agenda
Wednesday, January 5, 2022 @ 9:00 am

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/235793149>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 235-793-149

1. Discussion and possible action on Minutes of September 29, 2021 Special Meeting (*Attach.*)
2. Discussion regarding: Proposed Data Center Text Amendment (*Attach.*)
3. Next meeting:

c: Town Clerk
EDC Staff

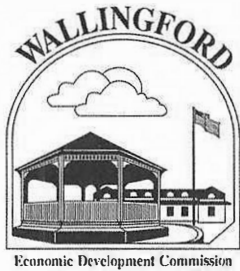
ec: Joe Mirra
Hank Baum

Jim Wolfe
GovMedia

Maribel Carrion, QCC
Website

Rec-Journal/Htfd. Crnt./NH Reg.
Jessica Wysock Bill Comerford

EDCPZLCSVM010522



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EDC PLANNING & ZONING LIAISON COMMITTEE
SPECIAL Meeting Minutes
Wednesday, September 29, 2021
Town Hall, Room 205
45 South Main Street
Wallingford, CT 06492

The EDC Planning & Zoning Liaison Committee special meeting was called to order by Chairman Baum at 8:00 a.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance.

- ❖ Commissioner Wolfe brought forward an error on the agenda that listed the meeting as a Special **Virtual** meeting, when in fact it was a Special meeting with no virtual option.
- 1. Discussion and possible action on May 17, 2021 Special Virtual Meeting Minutes - Minutes were unanimously approved with changes to dates and times; there were no material changes to the minutes.
- 2. Discussion regarding: Tuesday, October 5, 2021 - Special "Workshop" meeting to discuss the proposed I-X and I-5 regulation changes - Staff announced that he is unable to attend the PZC Workshop on October 5. Detailed discussion regarding the proposed zone changes in the I-X and I-5 to the I-X and WI zones prepared commissioners to represent the EDC at the public workshop. It was noted by staff that the proposed zoning amendments are a collaborative effort and had been agreed upon by the Town Planner, the Environmental Planner, Public Utilities, Town Engineer and the EDC with guidance from the Law Department. Specifics regarding the Data Center language were discussed. Commissioner Wolfe reminded the Committee that our POCD that was approved in 2016 speaks directly to Wallingford adjusting its economic development strategy to keep pace with changing needs in the business community. The POCD further recommends revision of the I-5 and IX zoning regulations. Data Center development addresses both strategic initiatives. Commissioner Mirra shared that he and staff had visited the Cyrus One Data Center in Norwalk to get a feel for scope and sound. It was noted that a new multi-building apartment complex was built within 200 ft. of the Data Center. Several residents were interviewed and it was determined that noise generated from the Data Center was a non-issue. It was also noted that ambient noise from I-95 could be heard over the Data Center.
- 3. Update on 5 Research Parkway - Discussed the PZC's denial of the Montante Construction application (Amazon). The 15 day appeal period has not yet passed, thus the future of the project is yet to be determined.
- 4. Next meeting: No meeting scheduled.

The meeting adjourned, by unanimous vote, at 9:03 a.m.

c: Town Clerk
EDC Staff
Website

Revised December 17, 2021

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 definitions to Section 2.2 – Specific Terms

Data Center - A principal 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 **and where generators are utilized for emergency power.**

Sound and Vibration Impact Analysis – a study performed by a professional engineer that identifies existing sources of sound and vibration, ~~predicts~~ **analyzes** future noise (non-tonal and tonal that may produce beating, temporal variation and amplitude modulating sounds) and vibration levels, determines jurisdictional limits for noise and vibration, **proposes** development of noise and vibration control concepts, recommends testing intervals for noise compliance and concludes with an overall assessment of the mitigation strategies **and concepts to be implemented in facility design.**

Existing Background Sound Level – the existing measured 90th percentile A-weighted sound level (LAF_{90 1-hr}) during the quietest system operating hour prior to operation of the proposed facility.

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 raise the **existing background sound level** established baseline environmental noise level, equal to (LAF_{90,1-hr}), with insect sound removed, **in accordance with the latest version of ANSI/ASA S12.100**, by more than 5dBA, emit objectionable ~~harmful~~ sounds (including high and low frequency audible tonal sound, infrasound, beating, and amplitude modulated sound) or create vibration levels to a degree **that is perceptible to would adversely affect** the neighboring properties. **Nothing herein authorizes a sound level in excess of the limits established by state law or town ordinance. The more restrictive level controls.**

(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 Sound and Vibration Impact analysis ~~study~~ **peer review**. This payment shall be made to the Town prior to the third party firm peer reviewer beginning their work.

(2) The Sound and Vibration Impact Analysis shall include ~~establishing~~ **measuring the existing background sound levels during operating hours** an environmental baseline using ambient noise of the existing conditions, **computing** potential noise impacts and **developing** noise mitigation controls including but not limited to acoustic louvres, acoustic mufflers, low-speed fans,

enclosures, barriers, **silencers** and containers for HVAC equipment and emergency generators, if required. Seasonal scenarios and hours of the proposed use shall also be considered during the analysis.

b. **Visual** 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 **from view** 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.

(1) Notwithstanding the requirements of §6.24, there shall be no limit to the amount of roof area occupied by HVAC equipment

c. **All generators must comply with Connecticut Department of Energy and Environmental Protection emissions standards and**

d. **Any application must be accompanied by documentation outlining all aspects of generator usage that details when the generators will be run, how they will be used and for what purpose they will be used for. Any testing must be performed during the time of day with the loudest ambient noise levels.**

e. ~~In addition to the requirements of Section 5.1C,~~ Where any side, front or rear yard abuts ~~ting~~ a residential property or property located within a Residential Zoning District ~~non-industrial zoning district is not developed with commercial or industrial uses,~~ the minimum side, front and rear yard setback shall be dictated by the Sound and Vibration Impact Analysis and shall in no case be less than **500** feet.

f. ~~In addition to the requirements of Section 6.14 and Section 4.9.F.4,~~ Where any side, front or rear yard abuts ~~ting~~ a residential property or property located within a Residential Zoning District ~~non-industrial zoning district is not developed with commercial or industrial uses~~ the required yards shall include a 100-foot wide natural open space buffer, or landscaped buffer if natural vegetation does not exist, with an earthen berm at least 6 feet in height with a grade no steeper than 3:1.

(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.

(2) 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 **750** 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:

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