



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

KEVIN J. PAGINI
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
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Pre-LEGAL NOTICE

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of **Wednesday, October 16, 2024** at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#409-24** - Special Permit request for Gallagher to construct a 4 unit residential apartment building- 166 Quinnipiac St. – TC (Town Center) District
2. **#501-24** – Text Amendments for Charter Development Group, LLC to amend Sections 4.10.C; 6.11 and 2.2 to add Data Centers as an allowed use by Special Permit – WI (Watershed Interchange) District (Full text available in Planning and Zoning office)

WALLINGFORD PLANNING AND ZONING COMMISSION

Steven Allinson

STEVEN ALLINSON, SECRETARY *zjp*

DATED AT WALLINGFORD
09/27/24

PUBLICATION DATES
10/02/24 & 10/09/24

Individuals in need of auxiliary aids for effective communication in programs and services of the Town Of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.

RECEIVED FOR RECORD

AT 3:20 PM AND RECEIVED BY
Kristen Pango (16) TOWN CLERK

9/27/24



501
~~400~~ 24

APPLICATION NO.: _____

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Charter Development Group LLC DATE: September __, 2024

MAILING ADDRESS: c/o Eric Brown, 20 Thronebrook Rd, W. Granby, CT 06090 PHONE: 860-250-3601

E-MAIL ADDRESS: dgershman@charterdevgroup.com

Section to be removed: n/a

Proposed new section: see Exhibit A attached

(Attach additional sheet if necessary)

Applicant's Signature
Donald Gershman, Manager

Charter Development Group LLC

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____



Charter Development Group LLC

September 3, 2024

Town of Wallingford
Wallingford Town Hall
45 South Main Street
Wallingford, CT 06492
Attention: Kevin Pagini, Town Planner

Via USPS Priority Mail

Re: Application for Zoning Regulation Change

Dear Mr. Pagini:

Enclosed is our application for Zoning Regulation Change to permit a data center in the WI Zone subject to a special permit. Our check #1028 for the \$550 fee is included as well.

Please contact me if there are any questions.

Sincerely,

CHARTER DEVELOPMENT GROUP LLC

By 

Donald Gershman, Manager

**EXHIBIT A
TO APPLICATION FOR ZONING REGULATION CHANGE
SUBMITTED BY CHARTER DEVELOPMENT GROUP LLC**

Amend §2.2 SPECIFIC TERMS to add:

"Data Center" – A data center is a facility used to operate computer servers and related information technology infrastructure for the storage, processing, management, and dissemination of electronic data, together with ancillary equipment including, but not limited to, power subsystems, telecommunications equipment, uninterruptible power supplies, cooling systems, fire suppression, backup generators, connections to external networks, and security. A data center may include a substation and related equipment as accessory uses.

Amend §4.10 section C to add paragraph 2:

2. Data Centers are permitted subject to a Special Permit in accordance with §7.5 subject to the following conditions:

- a. The cumulative total floor area of all Data Centers shall not exceed 350,000 sq. ft. of gross floor area.
- b. Data Centers shall comply with all other requirements of the WI Zone and of these regulations.
- c. Data Centers shall comply with Chapter 144 (Noise) Code of the Town of Wallingford, Connecticut and with Sec. 22a-69-3.5. (Noise zone standards) of the Regulations of Connecticut State Agencies. Data Centers shall continuously monitor sound emissions in accordance with a plan approved by the Commission and shall maintain the records of such monitoring for five (5) years. The Zoning Enforcement Officer may request the records at any time. All exceedances of the Chapter 144 (Noise) Code limits shall be reported to the Zoning Enforcement Officer within one (1) business day.

Amend §6.11 section C to add:

Data Center	1 parking space per employee on the major shift but not less than 1 space for each 500 sq. ft. of office space
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