

**TOWN OF WALLINGFORD, CONNECTICUT
ORDINANCE COMMITTEE
Robert F. Parisi Council Chambers
45 South Main Street, Wallingford
Tuesday, September 1, 2026
6:30 pm**

RECORD OF VOTES AND MINUTES

The Ordinance Committee Meeting on Tuesday, September 1, 2026, was called to order at 6:30 p.m. The Pledge of Allegiance was said. Councilors in attendance were Autumn Allinson, Craig Fishbein, Thomas Laffin, Bryan Rivard, Christina Tatta (virtual), and Chairperson Jesse Reynolds. Also in attendance were Mayor Vincent Cervoni, Janis Small, Corporation Counsel, and Steven Allinson, Assistant Town Attorney.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Discussion of Proposed Revisions to the Ordinance regarding Farm Machinery and Buildings**

Atty. Small explained that she cleaned up the language and outlined the changes that were proposed by the Town Planner. The prior ordinance used an assessed value of \$100,000 for farm machinery, and that has been changed to \$250,000. Farm Building assessments changed from a \$100,000 assessed value to \$500,000.

Chairman Reynolds clarified that the state changed the way you can deduct, and in addition, our ordinance needed to be updated. Also, it's a small number of people that this will affect. Atty. Small added that the Town can do more.

Councilor Fishbein referred to Section C's requirement that the building be actually and exclusively used for farming. He asked about residential buildings on the farm. Atty. Small replied that this is from the State Statute and the house can't be included. It is per building. She noted that there are other programs for farmland. Councilor Fishbein clarified that this is for the tax assessed value of buildings. Atty. Small added that it is for buildings and machinery.

Hearing no further discussion, Chairperson Reynolds asked for a motion to add this topic to a Council agenda for a Public Hearing.

MOTION WAS MADE TO ADVANCE THIS ITEM TO A COUNCIL AGENDA.

MADE BY: FISHBEIN

SECONDED BY: LAFFIN

VOTE: UNANIMOUS

MOTION PASSED

5. Discussion of the Town of Wallingford's Noise Ordinance and Zoning Regulations Relating to Sound Analysis

Atty. Small explained that she had provided a copy of the Town of Berlin's ordinance and the definition of sound and impact vibration. If a data center meets the State qualifications, it would be required to have a host agreement with the Town, which can include sound requirements. The Noise Ordinance itself is not really effective, and she hasn't found a town with an effective ordinance. The ordinance is enforced by the police, and testing requires special equipment and training. She suggested talking about what else we should be doing.

Chairman Reynolds stated that he doesn't want to demonize data centers, as we all use them. The question is whether or not to include specifics on testing if we do a host agreement. Atty. Small stated that we could add layers beyond the zoning level and would need to hire an expert. Chairman Reynolds asked if zoning distinctions in the ordinance are appropriate. Atty. Small replied that we can be stricter than the State. She suggested getting an expert to help with the definitions. Sound is complicated.

Councilor Rivard asked if the ordinance or zoning regulations address the C bands. Atty. Small replied that they refer to noise and vibrations. Councilor Rivard suggested fixing the ordinance to make it more effective. He asked how to memorialize proactive measurement. The ordinance is silent on the C band of noise. We should modernize the ordinance and cover all frequencies that are expected to occur and give a technical framework. Atty. Small added that it may depend on the location of the facility.

Councilor Fishbein noted that since the equipment isn't used often, it may not be calibrated and the trained individual might not be available when needed. We spent a lot of time on the ordinance, and it's tighter than the State. He added that the Council has the power to make the agreement with the Data Center. He liked the idea of making it the responsibility of the Data Center to monitor and record sound. He agreed that it may be appropriate to add the C Band to the ordinance.

Chairperson Reynolds stated that typically the noise complaints are about a hum that doesn't go away.

Atty. Small stated that she has looked at several other town ordinances and no one has taken it to that level. She can ask the consultant we've used in the past if they've seen anything like that. She added that the ordinance hasn't kept up with changes in zoning.

Atty. Allinson added that the current regulations require the applicant to provide vibration and sound analysis by a professional and mentions low frequency. It states that the operation shall continuously monitor and maintain records for 5 years and report to the Planning & Zoning Commission. This is only for the WI District, which is the only district that allows data centers. That language can be expanded in the host agreement. We should only expand the noise ordinance if we are looking at something else that would cause these low vibrations. The zoning regulation and host agreement cover a lot.

Chairman Reynolds agreed with looking at updating the ordinance. He asked what other things emit similar noises.

Councilor Fishbein asked if we could get examples of what things sound like and how we can test for them. That way we know exactly what we are banning. He suggested getting the expert involved again. He added that the ordinance draws a line for a border. They cannot emanate noise past that border.

Jack Arrigoni, 18 Martin Trail, reported that he has been investigating sound for the last two years. There are different scales of decibels to be measured. The A scale is used in most ordinances and mirrors our

hearing. Even if you don't hear the sound, it is there. He gave examples from other towns that identified low-frequency noise sources. C and Z scales need to be added to the ordinance. An expert can do a true sound study of all the scales. This doesn't just apply to data centers. This kind of noise is constant versus a motorcycle or truck. If we have this on the books, we can measure if a problem arises. We need to update the ordinance before any data centers are built. Stopping low-frequency noise is difficult.

Councilor Fishbein asked if he is recommending adopting Berlin's ordinance. Mr. Arrigoni said yes. Councilor Fishbein asked about enforcement. Mr. Arrigoni replied that it is a health issue. Atty. Small clarified that the police enforce the ordinance. Councilor Fishbein agreed that we should explore updating the ordinance, but he is concerned with enforcement.

Chairman Reynolds thanked Mr. Arrigoni for sharing his research.

Hearing no further business, Chairman Reynolds declared the meeting adjourned at 7:20 pm.

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary