

CITY OF MIDDLETOWN
AGENDA
THE PLANNING AND
ZONING COMMISSION



Chm. Daniel Russo (15)
Vice-Chm. Molly Salafia (15)
Sec'y Joyce Rossitter (15)
MEMBERS Richard Pelletier (15)
Stephen Devoto (17)
Jeremy Clark (17)
Vincent Szyrkowicz (17)
ALTERNATES Elizabeth Emery (15)
Philip Pessina (17)
Robert Blanchard (15)
Ex-Officio Mayor Daniel T. Drew
Staff Michiel Wackers, Director
Bruce E. Driska, Deputy Director

DECEMBER 10, 2014
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.

1. Pledge of Allegiance

2. Roll Taking

3. Items removed from the agenda and why

4. Public comment on items on agenda which are not currently scheduled for a public hearing

5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

6. Public Hearings (when scheduled)

1. Continued: Proposed Zoning Code Text Amendment with regard to Section 48.00 for Signs. Proponent PCD Dept. Z2014-6 A copy of the proposed text is on file with the Office of the Town Clerk.
2. Proposed Riverfront POCD Text Amendment. Proponent PCD Department Z2014-9
3. Proposed text amendment with regard to Section 44.08.23 Alcoholic Liquor Establishments. Applicant /agent Empire Wine & Liquor Superstore CT/Halloran & Sage, LLP Z2014-7 A copy of the proposed text amendment is on file in the Office of the Town Clerk.
4. EPA Brownfield Grant application. Proponent PCD Department

7. Old Business

8. New Business

1. Proposed text amendment to add R-1 zone to Sections 44.08.36(A) & 44.08.36(E)-1 Large lot environmentally sensitive subdivisions which allow for private roads. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent Satral Rathie Z2014-8 **TO BE SCHEDULED FOR PUBLIC HEARING**
2. Proposed text amendment to add Data Center to Sections 16.04.13, 61.01.60, 61.02.39, 44.08.45, 40.04.29, 40.06.06. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent City of Middletown Z2014-10 **TO BE SCHEDULED FOR PUBLIC HEARING**

9. Public comment on topics which are not or have not been the subject of a public hearing

10. Minutes, Transcripts, Staff Reports and Commission Affairs

1. Minutes of 11/12/14 Regular Meeting
2. Other Commission Affairs
 - a. River-Cog Report

11. Adjournment

Alternates: E. Emery, P. Pessina, R. Blanchard

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www.cityofmiddletown.com

Zoning Code Text Amendment
P&Z Commission
Z2014-10

Proposal to Add Data Centers and a use to the Middletown Zoning Code

ADD:

16.04.13 Data center- A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

61.01.60 Data Center. The following standards shall apply to data centers: (A) Building Facades visible from a City Street or Right of Way, shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height, building step-backs or recesses, fenestration, change in building material, pattern, texture, color, or use of accent materials. When a building has more than one façade visible from a City Street or City Right of Way, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

(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. (C) Exterior Lighting. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. (H) Buffer Yard Requirement. Any property that abuts a residential zone shall site the proposed data center in a manner to screen or buffer the data center by use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, with landscaped earthen berm.

ZONE: IT, I-1, I-3, I-4

61.02.39 Data Centers. (44.08.45)

ZONE: IOP, ID, I-2

44.08.45 Data Center. The following standards shall apply to data centers: (A) Building Facades visible from a City Street or Right of Way, shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height, building step-backs or recesses, fenestration, change in building material, pattern, texture, color, or use of accent materials. When a building has more than one façade visible from a City Street or City Right of Way, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

(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. (C) Exterior Lighting. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. (H) Buffer Yard Requirement. Any property that abuts a residential zone shall site the proposed data center in a manner to screen or buffer the data center by use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, with landscaped earthen berm. Advisory opinion from Design Review Board shall be submitted with site plan.

40.04.29 DATA CENTER -1 Parking Space per employee on the major shift.

40.06.06 DATA CENTER- A Data Center shall require one (1) loading space.