

PZC# 26-09
PZC Public Hearing Decision

Effective Date: July 31, 2026

To: Christine T. Gallagher, Town Clerk

From: Georgienna Driver, Town Planner (Consulting)

Date: July 23, 2026

Subject: PZC Decision regarding Text Amendment Revisions
to the Zoning Regulations for Data Centers

Per CGS 8-3, the Planning and Zoning Commission held a regular meeting on July 14th, 2026, at 7PM in East Granby Town Hall Hearing Room and approved PZC# 26-09- Text Amendment Application to provide language for data centers in Sections II.A.2 and II.C of the Zoning Regulations; Town of East Granby, Applicant;

Here is a copy of the approved wording to be incorporated into the East Granby Zoning Regulations.

The Effective Date of these changes is July 31, 2026.

Georgienna Driver, AZT 
Town Planner (Consulting)

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File PZC#26-09

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JUL 23 2026
BY: cg, Tomlin @11:45am

The Changes:

This application added wording into Section II.A.2 for prohibited uses to include “data centers” as well as an accompanying ‘Data Center’ definition in Section II.B. As such, the following Zoning Regulation sections are amended and the new wording to be adopted into the land use code is in red:

Section II.A.2 (General Interpretation),
Section II.C (Definitions)

II. INTERPRETATION

A. General Interpretation

1.
2. Activities not clearly permitted in these Regulations are prohibited, including but not limited to **data centers**, penal institutions, and junk yards, are prohibited.
3.

B. Definitions

...

Cost- As related to substantial....

Data Centers – or AI Data Centers, means a facility, structure, or campus of structures primarily used for the storage, processing, and distribution of digital data and information, including cloud-based services and network operations. Data Centers typically include: High-density server and data storage equipment; Telecommunications and networking infrastructure; Mechanical systems for cooling, including HVAC or liquid cooling systems; On-site electrical substations, backup generators, and/or battery storage systems; Security, monitoring, and operational support infrastructure. This definition includes hyperscale, colocation, and enterprise data centers, but does not include small-scale server rooms or equipment that are clearly incidental and accessory to a permitted principal use.

Day-time – The hours between...