

ZONING-RELATED WARRANT ARTICLES APPROVED AT 2026 ANNUAL TOWN MEETING
APRIL 27, 28, 29

ARTICLE 53: Zoning Bylaw Sections 7-05-020 Classification of uses, 7-05-030 Table of Uses, Table 1, Part B. Commercial and Industrial Districts, and 7-10-070 Data center

To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Sections 7-05-020, 7-05-030 and 7-10-070 by adding the text shown below as underlined, or take any action relative thereto.

1. Amend Section 7-05-020 Classification of uses, as follows:

I. Industrial uses.

(3) Data processing and records storage. An establishment providing business services such as but not limited to payroll processing, financial transactions processing, document preparation, management and operation of computer facilities, or Internet service providers. The data processing and records storage use shall not include a data center.

(8) Data center. A building or group of buildings, or a portion thereof, whose primary purpose is to house information technology equipment for the storage, processing, management, or transmission of electronic data. A Data Center typically includes supporting systems such as cooling and environmental controls, electrical supply and backup power (including uninterruptible power supply or generators), fire suppression, and security systems. Office, administrative, or other ancillary activities may be permitted only as accessory to the principal functions. See Section 7-10-070.

2. Amend Section 7-05-030, Table 1. Table of Uses. Part B. Commercial and Industrial Districts, as follows:

USES	DB	BE	BW	BS	HB	HBSW	I
INDUSTRIAL USES							
Other Industrial Uses							
Data processing center and records storage	N	N	N	BA	N	N	Y
<u>Data center</u> ¹⁶	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>

¹⁶ A data center shall have a maximum projected electrical demand of 5 MW or less at full build-out.

3. Amend Section 7-10 Special Regulations by adding a new Section 7-10-070 Data center, as follows:

Section 7-10-070. Data center.

In granting a special permit for a Data Center, the Planning Board shall consider, in addition to the criteria required under §7-03-070, the following:

- (1) Adequacy of electrical infrastructure including redundancy, utility coordination, and on-site backup power systems.
- (2) Adequacy of cooling, water, and environmental control systems, including any impacts on municipal water supply and wastewater systems or stormwater mitigation infrastructure.
- (3) Adequacy of security infrastructure including lighting and perimeter protection.
- (4) Noise, vibration, and air-quality impacts from equipment, cooling systems, and backup generators.
- (5) Site access, traffic circulation, emergency access, and compatibility with surrounding uses.
- (6) Screening of mechanical equipment, backup generators, and utility yards from public ways and adjacent properties.
- (7) Compliance with all applicable federal, state, and local environmental, fire-protection, and building requirements.