



AGENDA PACKET

CITY COUNCIL'S COMMITTEE ON LEGISLATIVE AFFAIRS & ELECTIONS

MONDAY, MAY 11, 2026 6:30 PM

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149**



AGENDA

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MONDAY, MAY 11, 2026 6:30 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149

ROLL CALL

PLEDGE OF ALLEGIANCE

UNFINISHED BUSINESS

1. **C0007-26** Ordinance/s/ Councilor Katy L. Rogers, Councilor Vivian Nguyen, Councilor Stephanie Martins

An ordinance amending Section 37 (Everett Docklands Innovation District ("EDID")) of the city's Zoning Ordinance to add data centers to the prohibited uses portion of the section's use category table

ADJOURNMENT

www.cityofeverett.com

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

David R. Flood

Legislative Research/Systems Specialist
Everett City Council Office



C0007-26

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: January 12, 2026

Agenda Item:

An ordinance recommending the amendment of Section 37 (Everett Docklands Innovation District ("EDID")) of the city's Zoning Ordinance to add data centers to the prohibited uses portion of the section's use category table

Background and Explanation:

Attachments:

ENROLLED ORDINANCE

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: MM/DD/2026

DATE OF PROPOSED ORDAINMENT: MM/DD/2026



CITY COUNCIL..... No. C0007-26

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

Councilors Katy P. Rogers, Stephanie Martins & Vivian Nguyen

**AN ORDINANCE AMENDING SECTION 37 (EVERETT DOCKLANDS INNOVATION
DISTRICT (“EDID”)) OF THE CITY’S ZONING ORDINANCE TO ADD DATA
CENTERS TO THE PROHIBITED USES PORTION OF THE SECTION’S USE
CATEGORY TABLE**

WHEREAS: The City of Everett has established the Docklands Innovation District to foster a vibrant, mixed-use environment characterized by high-density employment, creative industries, and active waterfront engagement; and

WHEREAS: The City Council finds that the long-term economic health of the Docklands depends on "active" land uses that generate significant job density, foot traffic, and synergy between neighboring businesses; and

WHEREAS: Data centers, while essential to the modern digital economy, are characterized by exceptionally low employee-to-square-foot ratios and minimal contribution to street-level vitality or the local "innovation ecosystem"; and

WHEREAS: The high energy and cooling demands of data centers may place an undue burden on the local power grid and municipal infrastructure without providing a proportional benefit in terms of workforce development or public use; and

WHEREAS: The City Council seeks to preserve the limited acreage within the Docklands Innovation District for research and development, advanced manufacturing, and commercial uses that better align with the district’s vision.

Now, therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

Be it Ordained by the City Council of the City of Everett, Massachusetts that the Zoning Ordinance (Appendix A, Section 37 - Everett Docklands Innovation District (“EDID”)) is hereby amended as follows:

SECTION I: AMENDMENT TO USE TABLE

Subsection (d)(4)e. ("The Docklands Innovation District Use Category Table") is hereby amended as follows:

1. Modify the table entry for "Data Centers" in the Innovation portion of the Use Category Table, to set the use value for each of the sub-districts to blank to indicate the usage is not allowed; and
2. Add an entry for "Data Centers / Data Processing Facilities" in the Prohibitions portion of the Used Category Table. This new entry shall be inserted in a manner to maintain the alphabetical order of the entries in this portion of table. As with the other entries in this portion of the table, the use value for each of the sub-districts will be set to blank to indicate the usage is not allowed.

SECTION II: DEFINITIONS

Subsection (e)(4) is hereby amended by deleting the current definition of "Data Center" and replacing it with the following new definition:

- (4) Data Center / Data Processing Facility: A facility or specialized space primarily used for the centralized housing and operation of computer servers, data storage systems, and associated telecommunications equipment. Such facilities are characterized by high-density power requirements and specialized climate control systems. This definition shall not include small-scale server rooms or IT closets that are clearly incidental and accessory to a primary permitted office, research, or industrial use.

(C0007-26)

SECTION III: SEVERABILITY

If any part of this ordinance is deemed invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in full force and effect.

SECTION IV: EFFECTIVE DATE

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.



A true copy attest

Sergio Cornelio, City Clerk

From: [Stephanie McColaugh](#)
To: [Michael Mangan](#)
Subject: Re: Data Center Research - Everett
Date: Tuesday, January 13, 2026 1:36:48 PM

Thank you!

On Tue, Jan 13, 2026 at 12:40 PM Michael Mangan <Michael.Mangan@ci.everett.ma.us> wrote:

Good morning Stephanie,

I will attach this document to the agenda item

Sincerely, Mike
Sent from my iPhone

> On Jan 13, 2026, at 12:04 PM, Stephanie McColaugh <smccolaugh@gmail.com> wrote:

>

> Hello,

>

> Following up on last night's City Council meeting, here is an electronic version of the document I distributed. As you know, there is a push to construct a data center in the innovation district. I have put together some resources for you to better understand the impacts a data center may have on Everett (attached- "Data Center Research"). Note that due to a lack of reporting requirements and various facility sizes, data varies. Please take the time to review, do your own additional research, and consider your position. I have also attached the Davis Company "uses table" (Attachment A), which shows a potential data center at the bottom of page two.

>

> I ask that the City Councilors of Everett, in collaboration with the Administration, and the Planning Board, work expeditiously to revise current zoning to ban the construction of data centers in Everett.

>

> As a blue collar, environmental justice community, subjecting residents to increased electric rates, future water insecurity, diminished air quality, and increased noise is a step in the wrong direction. While this may appear to be a quick economic win (despite minimal jobs after construction), the strain on our electric grid and water systems may very well hamstring more fruitful future development. Particularly should multiple data centers be constructed.

>

> The Davis Company has been in communication with National Grid and Jupiter, indicating that they are pushing this through with no community input, engagement, or transparency on the impact this would have on our utilities or future growth.

>

> Many communities have been blindsided by the construction of data centers in their cities and their negative impacts. I ask that you act now before it is too late. Please allow state and federal regulations time to develop AI regulations, required impact assessments, utility forecasts, and reporting so should Everett in the future choose to allow a data center, it can be constructed and operated in a responsible, sustainable way to ensure that it benefits the long-term growth of our community.



Department of Planning & Development

April 27, 2026

City Council President Stephanie Smith and Honorable Members of the Everett City Council
Everett City Hall, 484 Broadway, Room 38
Everett, MA 02149

RE: Everett Docklands Innovation District – Proposed Ordinance related to Data Centers

Dear Madam President and Honorable Members of the Everett City Council:

On January 12, 2026, the City Council voted to refer a proposed Zoning Amendment aimed at prohibiting the construction of Data Centers within the Everett Docklands Innovation District (“EDID”) to the Planning Board for review and recommendation. The matter was introduced to the Planning Board on February 2, 2026 and discussed again on March 2, 2026. During the March 2, 2026 meeting, the Planning Board requested that Planning staff conduct additional research and put together a draft Ordinance addressing the concerns raised by Planning Board members, City Councilors, and residents.

Stemming from this request, staff conducted research, including reading public reports and reaching out to relevant government and public entities around the country, to better understand the impacts of the construction and operation of Data Centers, and compiled mitigation strategies to address these impacts. Performed in conjunction with the two Sponsors of the original Ordinance, the updated Ordinance includes both new and revised definitions of Computer Rooms and Data Centers, proposes changes to the existing Use Table for the EDID, codifies required Findings of Fact that the Planning Board – as the Special Permit Granting Authority – must consider in their review of a Data Center proposal, and outlines submission requirements that a Proponent of a Data Center must provide to the Planning Board in connection with their proposal. Separate from the Ordinance, a list of potential conditions of approval for the construction of a Data Center has also been provided to the Board that can be utilized during the review of a Data Center proposal. The draft ordinance proposed by the Planning Board is intended to replace in full the original draft sent by the City Council to the Planning Board, i.e., the draft ordinance, as proposed, does not contemplate making all data centers of all sizes as a prohibited use within the district.

The Planning Board voted unanimously on Monday, April 6th to provide a **FAVORABLE RECOMMENDATION** of the draft Ordinance to the City Council for their consideration with the following proposed amendments made on the floor:

1. Amend Section 37(f)(3)(a)(iii)(A) as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike throughs~~):
 - A. Backup-Electricity: Any generators that are to be used as a backup energy source to support the Data Center may only be used when the electrical grid goes down.



City of Everett

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These generators shall be supported by the least-intrusive energy source possible, including ~~natural gas or~~ sustainable energy. Under no circumstance can diesel be the source of energy for these generators.

2. Amend Section 37(f)(3)(a)(iv) as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike throughs~~):
 - iv. Local Job Creation: The proposed Data Center will substantially add to local permanent jobs, with a livable wage, by directly supporting high-employment industries within ~~1,000' of the proposed Data Center~~ ***the city of Everett.***

Please note that this proposed Ordinance pertains solely to the EDID; a separate Citywide Ordinance will be introduced to the City Council shortly for their consideration.

Thank you.



Matt Lattanzi, Esq.
Director, Department of Planning & Development

ENROLLED ORDINANCE

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES
OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL
LAWS Chapter 43, Section 23.*

ENROLLED:

DATE OF PROPOSED ORDAINMENT:



CITY COUNCILNo. C0--- - 26

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

**AN ORDINANCE TO AMEND SECTION 37 – “EVERETT DOCKLANDS
INNOVATION DISTRICT (EDID)” – OF THE CITY OF EVERETT ZONING
ORDINANCE**

Councilor /s/ Stephanie Smith, as President

Whereas: This ordinance is to amend Section 37, “Everett Docklands Innovation District (EDID)”, of the City of Everett Zoning Ordinance;

Whereas: Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”;

Whereas: Data Centers are a new and emerging industry which, until now, has not been defined nor regulated in our Ordinances;

Whereas: Concerns have been raised over the environmental impacts, including, but not limited to, air pollution and noise pollution, that Data Centers may bring to the community;

Whereas: Data Centers may increase air pollution, including the release of fine particulate matter, which have been linked to respiratory-health consequences including asthma, lung cancer, and heart issues (see Ren., S. & Wierman, A. (2025, November 5). “Mitigating the Public Health Impacts of AI Data Centers”. Harvard Business Review.)

Whereas: Data Centers that utilize diesel generators and HVAC systems may generate significant noise pollution, reaching levels that are harmful to both humans and local wildlife (see Tao, Y. & Gao, P. (2025, September). *Global data center expansion and human health: A call for empirical research*. Science Direct. Global data center expansion and human health: A call for empirical research – ScienceDirect)

Whereas: Everett has been identified as an Environmental Justice Community, having met specific income, minority, and/or English-proficiency criteria, and bears the burden of

significant environmental pollution risks;

Whereas: The City of Everett has higher mortality rates than the State average (178.6/100,000 in Everett vs. 156.0/100,000 in Massachusetts), including lung cancer, as well as higher respiratory disease hospitalizations than the State average (92.9/100,000 in Everett vs. 66.5/100,000 in Massachusetts for Asthma Emergency Department Visits and 34.7/100,000 in Everett vs. 26.3 in Massachusetts for COPD Hospitalizations) (see “Massachusetts Department of Public Health, Registry of Vital Records and Statistics. Grouped for 2012-2016” | “Massachusetts Department of Public Health, MA Division of Health Care Finance and Policy Uniform Hospital Discharge Dataset System, 2015”).

Whereas: The large amount of electricity consumed by Data Centers could have a negative impact on the electric utility rates paid by our local residents (see Kimball, S. & Cortes, G. (2025, November 14). “Data centers are concentrated in these states. Here’s what’s happening to electricity prices”. CNBC);

Whereas: Water usage to operate Data Centers can far exceed that of similarly-sized industry, potentially placing a strain on local water supply (see Offutt, M.C. & Zhu, L. (2025, August 26). “Data Centers and Their Energy Consumption: Frequently Asked Questions”. Congress.gov.);

Whereas: The originally-referred Zoning Amendment from the City Council to the Planning Board on January 12, 2026 sought an outright prohibition on the construction of Data Centers within the Everett Docklands Innovation District; and

Whereas: Properly regulated and properly situated Data Centers could spur local economic development through the redevelopment of the Everett Docklands Innovation District by way of job creation and revenue generation;

Now, therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make ordinances:

Be it Ordained by the City Council of the City of Everett, Massachusetts that the Revised Ordinances of the City of Everett be amended as follows:

1. Amend the Use Table codified in Section 37 Everett Docklands Innovation District (“EDID”), (d) Master Planned Development Standards (4) Use Provisions (c) as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
Data Center <i>Small <20,000</i>	<i>SP</i>	<i>SP</i>	SP	SP	SP	SP

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
INNOVATION	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
<i>sf³</i>						

³ "Data Center Small" shall be limited up to 20,000 sq. ft. and/or up to 5 MW capacity, whichever is less, and shall not be the primary use of the structure.

- Amend the Use Table codified in Section 37 Everett Docklands Innovation District ("EDID"), (d) Master Planned Development Standards (4) Use Provisions (c) as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
PROHIBITED USES	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
<i>Data Center Large ≥20,000 sf⁴</i>	-	-	-	-	-	-

⁴ "Data Center Large" shall be defined as any Data Center occupying over 20,000 sq. ft. and/or having a capacity over 5 MW, whichever is less.

- Amend Section 37 Everett Docklands Innovation District ("EDID"), (e) Definitions applicable to EDID to add new definition (3) as follows, and renumber the succeeding, existing definitions (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

(3) Computer room: A room within a building whose primary function is to house electronic equipment for an entity located on site and that has a design information technology equipment (ITE) power density exceeding 20 watts/ft² (215 watts/m²) of conditioned floor area. A computer room is ancillary to the onsite use and shall constitute no more than 10% of square footage without a special permit.¹

- Amend Section 37 Everett Docklands Innovation District ("EDID"), (e) Definitions applicable to EDID, (4) Data Center as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

~~(4) Data Center: Data Center shall mean a use involving a building/premise in which the primary use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.~~
Building(s) or portions of buildings used to house information technology or telecommunications equipment with which digital information is processed, transferred, and/or stored on behalf of or owned by off-site enterprises. A data center may include

¹ American Society of Heating, Refrigerating, and Air-Conditioning Engineers ("ASHRAE") 90.1

associated ancillary structures, including but not limited to, offices, security buildings, cooling water tanks, and backup power systems. This definition does not include on-site computer rooms associated directly with allowable uses.

5. Amend Section 37 Everett Docklands Innovation District (“EDID”), (f) Administration to add new subsection (3), entitled “Data Center Special Permit Requirements” as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

(3) Data Center Special Permit Requirements.

- a. For any proposed Data Center (Small), as defined in Section 37(d)(4), the Special Permit Granting Authority shall make the following findings of fact prior to issuance of a Special Permit for such use:***

- i. Water: Data Centers shall implement a closed-loop or similar cooling system, which utilizes only non-potable water for the cooling of a Data Center. This may be achieved through purple pipe systems, grey-water systems, or other adequate technology evidenced to the SPGA.***
- ii. Noise: A minimum of a 200’ setback shall be provided between a Data Center and residential and/or noise-sensitive uses, unless the Proponent provides a noise study that satisfactorily shows that, as determined by the SPGA, the proposed design is sufficient to mitigate any potential noise impacts such that the project will not adversely impact residential and/or noise sensitive uses.***
- iii. Electricity: Sufficient renewable on-site power generation or off-site power generation with a dedicated transmission line to their site (which shall be paid for entirely by the Proponent of the Data Center so as not to impact local rate payers) to operate and maintain the proposed Data Center shall be provided. This may be achieved in a variety of ways, including power purchase agreements, solar energy, wind energy, etc. Proponent shall make publicly available their utility usage on a monthly basis.***
 - A. Backup-Electricity: Any generators that are to be used as a backup energy source to support the Data Center may only be used when the electrical grid goes down. These generators shall be supported by the least-intrusive energy source possible, including natural gas or sustainable energy. Under no circumstance can diesel be the source of energy for these generators***
- iv. Local Job Creation: The proposed Data Center will substantially add to local permanent jobs, with a livable wage, by directly supporting high-employment industries within 1,000’ of the proposed Data Center.***

6. Amend Section 37 Everett Docklands Innovation District (“EDID”), (f) Administration to add new subsection (4), entitled “Data Center Submittal Requirements” as follows (additions are identified as ***bold/italics*** and deletions are identified as ~~strike-throughs~~):

(4) Data Center Submittal Requirements.

- i. Water: Proponent must provide a maintenance plan to the SPGA any proposed cooling system, specifying the expected daily water use, the maintenance of the***

water system, the frequency of “flushing” the used-water, and an explanation on how the water is treated prior to discharge.

- ii. Noise: Proponent shall show on a plan the location(s) of any noise monitors that will be installed on/around the site.*
- iii. Electricity: Proponent must submit a generator report if any generators will be utilized on the site. This report must contain: (1) the location of the generator(s); (2) the capacity of the generators; (3) the estimated cycling frequency of the generators; (4) the source of energy utilized for these generators; and (5) a Noise Study submitted specifically in relation to the generators.*