

JUNE 7, 2017

**SPECIAL TOWN MEETING WARRANT
TOWN OF BUCKLAND
COMMONWEALTH OF MASSACHUSETTS, FRANKLIN SS.**

To any of the Constables of the Town of Buckland in the Commonwealth of Massachusetts, you are hereby directed to notify and warn said inhabitants of said Town, qualified to vote in elections and in town affairs, to **meet at the Buckland Town Hall, 17 State Street, at 6:30 PM on Wednesday, June 7, 2017, then and there to act on the following articles:**

ARTICLE 1: To see if the Town will vote to raise and appropriate, or otherwise provide a sum of money to pay for **WINTER ROADS EXPENSES**, or take any action relating thereto.

ARTICLE 2: To see if the Town will vote to raise and appropriate, or otherwise provide a sum of money to pay for **TREASURER OFFICE SOFTWARE**, or take any action relating thereto.

ARTICLE 3: To see if the Town will vote to raise and appropriate, or otherwise provide a sum of money to pay for **HEALTH INSURANCE**, or take any action relating thereto.

ARTICLE 4: To see if the Town will vote to raise and appropriate, or otherwise provide a sum of money to pay for **RETIREE HEALTH INSURANCE**, or take any action relating thereto.

ARTICLE 5: To see if the Town will vote to amend its existing Protective Zoning Bylaws by making changes to the following sections:

SECTION II: DEFINITIONS

Addition of a Definition of a Common Driveway

SECTION IV: USE REGULATIONS

Section 4-3 TABLE OF USE REGULATIONS

- (a) Addition of SPR code in Table of Use Regulations to denote required site plan review.
- (b) Agricultural Uses & Recreational Uses: Addition of Chicken Farming use category.
- (b) Community Services – Wireless Communications Facility: Addition of clarifying reference.
- (b) Business Uses - Home Based Businesses: Addition of clarifying reference.
- (b) Industrial Uses - Large-Scale Ground Mounted Solar Electric Generating Installations and Very Small and Small Wind Energy Facilities: Addition of Site Plan Review requirement.

Section 4-6 Addition of definition and restrictions for Chicken Farming.

SECTION VI: ALTERNATIVE DEVELOPMENT METHODS

Section 6-1 BACKLOTS WITH FARMLAND SET ASIDE

- (e) Common Driveway Standards - Clarification of lots being served.

SECTION X: BYLAW FOR PERSONAL WIRELESS SERVICE FACILITIES

Section 10-15.4 DESIGN FILING REQUIREMENTS

- (h) Changes to cell tower balloon test.

SECTION XII: SITE PLAN REVIEW

- (b) Site Plan Review Process – Changes to conducting Site Plan Review.

JUNE 7, 2017

- (c) Applicability – Changes to applicable types of projects.
- (d) Procedures – Changes to applicable types of projects.
- (f) Required Contents of Site Plan – Changes in ability to waive items.
- (j) Review Criteria – Changes to applicable projects.

SECTION XIII: SMALL WIND ENERGY FACILITY BYLAW

Section 13-4 Use Regulations – Clarification of Special Permit and Site Plan Review applicability.
 Section 13-7 Small and Very Small Wind Energy Facility Site Studies – Clarification of balloon or crane test requirements.

SECTION XIV: LARGE-SCALE GROUND-MOUNTED SOLAR ELECTRIC GENERATING INSTALLATIONS

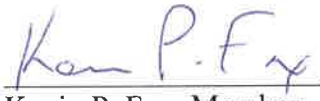
Section 14-1 Purpose – Addition of language regarding Site Plan Review.
 Section 14-2(a) Clarification of language regarding Special Permit and Site Plan Review.
 Section 14-2(c) Eliminated.
 Section 14-5 Site Plan Review – Change to applicability of Site Plan Review.

The complete text of the proposed Zoning Bylaw revisions is on file with the Town Clerk at the Buckland Town Hall, 17 State Street, Buckland, MA and is available for inspection during the regular business hours of the Town Clerk. The complete text is also posted on the Town's Website at town.buckland.ma.us. The Buckland Planning Board voted to issue a favorable report at their May 11, 2017 meeting and recommends to Town Meeting the adoption of the proposed zoning amendments.

You are directed to serve this warrant by posting attested copies thereof at the United States Post Office and Buckland Public Library, Buckland Center, and Town Hall, 17 State Street, in said town, fourteen days at least, before the time of holding said meeting.

Thereof fail not, and make due return of this warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting as aforesaid. Given under our hand this 23rd day of May, in the year two thousand seventeen.


 John R. Riggan, Chair


 Kevin P. Fox, Member

 Dena G. Wilmore, Member

CONSTABLE'S RETURN
FRANKLIN, SS:

Pursuant to the within warrant I have notified and warned the inhabitants of the Town of Buckland by posting attested copies of same at three public places and fourteen days before the day hereof, as within directed.

CONSTABLE:  DATE: 5/29/17