There were forty-two (42) Town of Buckland registered voters in attendance at the Special Town Meeting held at the Buckland Town Hall at 6:30pm on Wednesday, June 7, 2017. The meeting was called to order at 6:30pm by Moderator, Phoebe Walker working from a warrant dated May 24, 2017 and posted by Constable, Arthur Henry Phillips.

ARTICLE 1: The Town voted and passed to transfer the following sums from the following accounts to pay for a total of $54,976.08 in Winter Roads Expenses:

Winter Roads Salaries $ 1,074.83

Smith Vocational Tuition/Transportation $32,000.00

Road Machinery Maintenance $ 5,000.00

Veteran’s Benefits $ 7,000.00

Elections Expense $ 2,000.00

Town Garage Expense $ 1,901.25

Police FY2016 Capital Project $ 3,000.00

Town Hall Emergency Improvements $ 1,000.00

Town Hall Expenses $ 2,000.00

$54,976.08

***The Board of Selectmen voted 3-0 to support this article.***

***The Finance Committee voted 4-0 (2 absent) to support this article.***

ARTICLE 2: The Town voted and passed unanimously to transfer the following sums from the following accounts for a total of $4,000 for Treasurer Office Software Expenses:

Tax Title Expense $3,000.00

Town Hall Communications $1,000.00

$4,000.00

***The Board of Selectmen voted 3-0 to support this article.***

***The Finance Committee voted 4-0 (2 absent) to support this article.***

**ARTICLE 3: The Town voted and passed unanimously to transfer the following sums from the following accounts for a total of $20,000 for Health Insurance Expenses:**

CDBG Match Account 2016 $12,500.00

CDBG Application Expense $ 3,500.00

CDBG Engineering Costs $ 3,500.00

Landfill Testing $ 500.00

$20,000.00

***The Board of Selectmen voted 3-0 to support this article.***

***The Finance Committee voted 4-0 (2 absent) to support this article.***

**ARTICLE 4: The Town voted and passed unanimously to transfer the sum of $4,500 from Refuse Collection Expense to pay for Retiree Health Insurance Expenses.**

***The Board of Selectmen voted 3-0 to support this article.***

***The Finance Committee voted 4-0 (2 absent) to support this article.***

***ARTICLE 5: There were two failed amendments to Article 5: The first one to amend 8 to 16 for a total of 32 was defeated by a vote of 5 Yes to 18 NO. The second amendment to a maximum of 16 any combo of meal, birds or hens failed by a vote of 18 Yes to 15 No.***

**ARTICLE 5:** T**he Town voted and passed to amend its existing Protective Zoning Bylaws by adopting the following new sections and language as referenced in the warrant and on file with the Town Clerk at the Buckland Town Hall.**

SECTION II: DEFINITIONS

Addition of a Definition of a Common Driveway

SECTION IV: USE REGULATIONS

Section 4-3 TABLE OF USE REGULATIONS

1. Addition of SPR code in Table of Use Regulations to denote required site plan

review.

1. 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.

(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 which is on file with the Town Clerk at the Buckland Town Hall, 17 State Street, Buckland, MA and has been 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.***

***The Board of Selectmen and the Finance Committee took no action on this article.***

**THIS ARTICLE REQUIRES A 2/3RDS VOTE FOR PASSAGE.**

YES 30 NO 2

The meeting dissolved at 7:55pm.

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Janice D. Purington, Town Clerk