

**TOWN OF TEMPLETON
WARRANT FOR SPECIAL TOWN MEETING
NOVEMBER 7, 2011**

WORCESTER, ss.

To either of the Constables of the Town of Templeton in said County.

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the precincts of the Town of Templeton, County of Worcester, qualified to vote in elections and Town affairs to meet in the Narragansett Regional Middle School, 460 Baldwinville Road, Baldwinville, in said Templeton on Monday, November 7, 2011 at 7:00 p.m., then and there to act on the following articles:

**A motion was duly made and seconded to take both Article 14 & 15 and move them to begin our meeting.
Defeated/Nov.7th @ 7:04**

Article 1 To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of **\$12,125.45** to the Town building Temporary Office Rent account for fiscal year 2012, or to take any other action relative thereto.
Submitted by Board of Selectmen

**The moderator asked if there were any objection to dispensing of the second reading of the articles.
No objections were made.**

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$12,125.45** to the Town Building Temporary Office Rent account for fiscal year 2012.
Passed/Nov. 7th @ 7:09

Article 2 To see if the Town will vote to raise and appropriate and/or transfer from available funds, or otherwise provide the following amount to fund the collective bargaining agreement in accordance with G.L. c. 150E §7: the sum of **\$14,406.00** to increase wages 2.5 percent retroactive to July 1, 2011 for the Police Union Local 155, or to take any other action relative thereto.
Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$14,406.00** to fund the collective bargaining agreement in

accordance with G.L. c. 150E, §7, to increase wages 2.5 % retroactive to July 1, 2011 for the Police Union Local 155.
Passed/Nov. 7th @ 7:12

Article 3 To see if the Town will vote to raise and appropriate and/or transfer from available funds, or otherwise provide the following amount to fund the collective bargaining agreement in accordance with G.L. c. 150E §7: the sum of **\$5,574.88** to increase wages 2.5 percent retroactive to July 1, 2011 for the Dispatch Union Local 155A, or to take any other action relative thereto.

Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$5,574.88** to fund the collective bargaining agreement in accordance with G.L. c. 150E, §7, to increase wages 2.5 % retroactive to July 1, 2011, for the Dispatch Union Local 155A.

Passed/Nov. 7th @ 7:15

A motion was duly made and seconded to reconsider

Article 2.

Defeated/Nov. 7th @ 7:16

Article 4 To see if the Town will vote to raise and appropriate and/or transfer from available funds, or otherwise provide the following amount to fund the collective bargaining agreement in accordance with G.L. c. 150E §7: the sum of **\$7,426.15** to increase wages 2.5 percent retroactive to July 1, 2011, for the Highway/Sewer Local Union 39, or to take any other action relative thereto.

Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$7,426.15** to fund the collective bargaining agreement in accordance with G.L. c. 150E, §7, to increase wages 2.5 % retroactive to July 1, 2011, for the Highway/Sewer Local Union 39.

Passed/Nov. 7th @ 7:17

Article 5 To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of **\$7,000** to the Town Clerk Office expense account for fiscal year 2012 in order to purchase the following voting equipment for Precinct C:

1 - Voting scanner, ballot box etc.

\$4,500.00

10 - Voting Booths	\$1,195.00
1 - Handicap voting booth	\$ 324.50
3 - Ballot transfer bags	<u>\$ 297.00</u>
	\$6,316.50

, or to take any other action relative thereto.

Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$6,316.50** to the Town Clerk Office expense account for fiscal year 2012 in order to purchase the following voting equipment for Precinct C:

1 - Voting scanner, ballot box etc.	\$4,500.00
10 - Voting Booths	\$1,195.00
1 - Handicap voting booth	\$ 324.50
3 - Ballot transfer bags	<u>\$ 297.00</u>
	\$6,316.50

Passed/Nov. 7th @ 7:20

Article 6 To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of **\$10,000** to the Town Building Repair and Maintenance Account for fiscal year 2012, or to take any other action relative thereto.

Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$10,000.00** to the Town Building Repair and Maintenance Account for fiscal year 2012.

Passed by hand count 60 yes, 47 no/Nov. 7th @ 7:32

Article 7 To see if the Town will appropriate revenues from the Templeton Open Space Reserve Account to purchase a Conservation Restriction on property in Templeton identified as Assessor's Map 2-12 Parcel 28 and Map 2-13 Parcels 6,7,14 &15, comprising approximately 66 acres of the property known as Dwelly Farm.

Alternative A-Grant Award. To see if the Town will vote to appropriate the sum of Sixty Six Thousand and 00/100 Dollars (**\$66,000**) from the Templeton CPA Open Space Reserve Account to purchase a Conservation Restriction on property in Templeton identified as Assessor's Map 2-12 Parcel 28 and Map 2-13 Parcels 6, 7, 14 & 15, comprising approximately 66 acres of the property known as the Dwelly Farm, and to appropriate the sum of Five Thousand and 00/100 Dollars (**\$5,000**) for project and due diligence costs, all to be paid to the property owner, North County Land

Trust, Inc. And to further authorize the Board of Selectmen and/or the Conservation Commission to accept and hold the Conservation Restriction on such property, jointly with the Mount Grace Land Conservation Trust or other incorporated, tax exempt land conservation organization. Provided, however, that funds for the acquisition of the Conservation Restriction shall not be expended unless the Mount Grace Land Conservation Trust or other land conservation organization is approved for a Conservation Partnership Grant from the Massachusetts Executive Office of Energy and Environmental Affairs for reimbursement of 50% of the purchase price and other reimbursable costs expended by the Town. Provided also that if a Conservation Partnership grant is awarded as aforesaid, NCLT shall use the cost share paid from the CPA Open Space Reserve Account **(\$33,000)** to establish a stewardship fund for the Dwelly Farm. Provided also that the project and due diligence costs shall be paid to North County Land Trust on condition that an agreement is executed between the Community Preservation Committee and North County Land Trust that such costs shall be reimbursed to the CPA Committee, in the event that North County Land Trust fails to convey a Conservation Restriction to the Town for consideration of not less than Thirty Three Thousand and 00/100 Dollars **(\$33,000)**, within any applicable extensions granted to the CPA Committee for the expenditure of CPA funds authorized by this Warrant Article.

And to authorize the Board of Selectmen and the Conservation Commission to file on behalf of the Town and all applications deemed necessary for grants and/or reimbursements from any federal, state or other funds, including but not limited to funds from the Commonwealth under Chapter 132A, Section 11, and to enter into such grant agreements and execute and all instruments as may be necessary to accomplish the foregoing, or take any other action relative thereto.

Alternative B-No Grant Award. To see of the Town will vote to appropriate the sum of Thirty Three Thousand and 00/100 Dollars **(33,000)** from the Templeton CPA Open Space Reserve Account to purchase a Conservation Restriction of property in Templeton identified as Assessor's Map 2-12 Parcel 28 and map 2-13 Parcels 6, 7, 14 & 15, comprising approximately 66 acres of the property known as the Dwelly Farm, and to appropriate the sum of Five Thousand and 00/100 Dollars **(\$5,000)** for project and due diligence costs, all to be paid to the property owner, North County Land Trust, Inc. And to further authorize the Board of Selectmen and/or the Conservation Commission to accept and hold the Conservation Restriction on such property. Provided, however that such acquisition funds shall not be expended unless the Community Preservation Committee and North County Land Trust have determined that a Conservation Partnership Grant from the Massachusetts Executive Office of Energy and Environmental Affairs will not be awarded, after

appropriate efforts have been made to secure said grant funds. Provided also that NCLT shall use seventy percent (70%) of the CR purchase price paid from CPA Open Space Reserve Account to establish a stewardship fund for the Dwelly Farm. Provided also that project and due diligence costs shall be paid to North County Land Trust on condition that an agreement is executed between the Community Preservation Committee and North County Land Trust that such costs shall be reimbursed to the CPA Committee, in the event that North County Land Trust fails to convey a Conservation Restriction to the Town for consideration of not less than Thirty Three Thousand and 00/100 Dollars (**\$33,000**), within any applicable extensions granted to the CPA Committee for the expenditure of CPA funds authorized by this Warrant Article .
Submitted by the Community Preservation Committee

On a motion duly made and seconded the Town voted to appropriate the sum of **\$71,000.00** from the Templeton Open Space Reserve Account to purchase a Conservation Restriction on property in Templeton identified as Assessor's Map 2-12 Parcel 28 and Map 2-13, Parcels 6,7,14 &15, comprising approximately 66 acres of the property known as Dwelly Farm.

Alternative A-Grant Award. To see if the Town will vote to appropriate the sum of Sixty Six Thousand and 00/100 Dollars (**\$66,000**) from the Templeton CPA Open Space Reserve Account to purchase a Conservation Restriction on property in Templeton identified as Assessor's Map 2-12 Parcel 28 and Map 2-13 Parcels 6, 7, 14 & 15, comprising approximately 66 acres of the property known as the Dwelly Farm, and to appropriate the sum of Five Thousand and 00/100 Dollars (**\$5,000**) for project and due diligence costs, all to be paid to the property owner, North County Land Trust, Inc. And to further authorize the Board of Selectmen and/or the Conservation Commission to accept and hold the Conservation Restriction on such property, jointly with the Mount Grace Land Conservation Trust or other incorporated, tax exempt land conservation organization. Provided, however, that funds for the acquisition of the Conservation Restriction shall not be expended unless the Mount Grace Land Conservation Trust or other land conservation organization is approved for a Conservation Partnership Grant from the Massachusetts Executive Office of Energy and Environmental Affairs for reimbursement of 50% of the purchase price and other reimbursable costs expended by the Town. Provided also that if a Conservation Partnership grant is awarded as a foresaid, NCLT shall use the cost share paid from the CPA Open Space Reserve Account (**\$33,000**) to establish a stewardship fund for the Dwelly Farm. Provided also that the project and due diligence costs shall be paid to North County Land Trust on condition that an agreement is executed between the Community Preservation Committee and North County Land Trust that such costs shall be reimbursed to the CPA Committee, in the event that North County Land Trust fails to convey a Conservation

Restriction to the Town for consideration of not less than Thirty Three Thousand and 00/100 Dollars (**\$33,000**), within any applicable extensions granted to the CPA Committee for the expenditure of CPA funds authorized by this Warrant Article.

And to authorize the Board of Selectmen and the Conservation Commission to file on behalf of the Town and all applications deemed necessary for grants and/or reimbursements from any federal, state or other funds, including but not limited to funds from the Commonwealth under Chapter 132A, Section 11, and to enter into such grant agreements and execute and all instruments as may be necessary to accomplish the foregoing, or take any other action relative thereto.

Alternative B-No Grant Award. To see if the Town will vote to appropriate the sum of Thirty Three Thousand and 00/100 Dollars (**\$33,000**) from the Templeton CPA Open Space Reserve Account to purchase a Conservation Restriction of property in Templeton identified as Assessor's Map 2-12 Parcel 28 and map 2-13 Parcels 6, 7, 14 & 15, comprising approximately 66 acres of the property known as the Dwelly Farm, and to appropriate the sum of Five Thousand and 00/100 Dollars (**\$5,000**) for project and due diligence costs, all to be paid to the property owner, North County Land Trust, Inc. And to further authorize the Board of Selectmen and/or the Conservation Commission to accept and hold the Conservation Restriction on such property. Provided, however that such acquisition funds shall not be expended unless the Community Preservation Committee and North County Land Trust have determined that a Conservation Partnership Grant from the Massachusetts Executive Office of Energy and Environmental Affairs will not be awarded, after appropriate efforts have been made to secure said grant funds. Provided also that NCLT shall use seventy percent (70%) of the CR purchase price paid from CPA Open Space Reserve Account to establish a stewardship fund for the Dwelly Farm. Provided also that project and due diligence costs shall be paid to North County Land Trust on condition that an agreement is executed between the Community Preservation Committee and North County Land Trust that such costs shall be reimbursed to the CPA Committee, in the event that North County Land Trust fails to convey a Conservation Restriction to the Town for consideration of not less than Thirty Three Thousand and 00/100 Dollars (**\$33,000**), within any applicable extensions granted to the CPA Committee for the expenditure of CPA funds authorized by this Warrant Article .

Passed by 2/3 majority vote/Nov. 7th @ 7:46

Article 8

To see if the Town will vote to create a Fire Department-Ambulance Receipts Reserved for Appropriation Account where collected ambulance receipts for services are placed beginning with FY2013. Monies out of this fund are expended only through town meeting vote for the purpose of

funding various Fire Department capital requests pursuant to the betterment of the Fire Department services as deemed by the Templeton Fire Chief.

Submitted by the Templeton Fire Chief

On a motion duly made and seconded the Town voted to create a Fire-Ambulance Receipts Reserved for Appropriation Account where collected ambulance receipts for services are placed beginning with fiscal year 2013.

Passed Unanimously/Nov. 7th @ 8:00

Article 9 To see if the Town will vote to raise and appropriate and/or transfer from available funds or otherwise provide **\$15,000** to supplement the Town Vehicles fuel expense account for fiscal year 2012, or to take any other action relative thereto.

Submitted by the Highway Department

A motion was duly made and seconded to allow Mr. Bud Chase, the Highway Superintendent to speak.

Passed Unanimously/Nov. 7th @ 8:06

A motion was duly made and seconded to move the question.

Passed Unanimously/Nov. 7th @ 8:09

On a motion duly made and seconded the Town voted to transfer from Communications Salaries Account the sum of **\$15,000.00** to supplement the Town Vehicles Fuel Expense Account for fiscal year 2012.

Passed/Nov. 7th @ 8:10

Article 10 To see if the Town will vote to transfer from the Tree Warden Salary Account the sum of One Thousand Dollars (**\$1,000.00**) to the Unknown Overtime Allowance Account; or to take any other action relative thereto.

Submitted by the Highway Department

On a motion duly made and seconded the Town voted to transfer from the Tree Warden Salary Account the sum of **\$1,000.00** to the Unknown Overtime Allowance Account.

Passed/Nov. 7th @ 8:11

Article 11 To see if the Town will vote to raise and appropriate and/or transfer from available funds, or otherwise provide the sum of **\$2,366.28** to the Police chief salary account, or to take any other action relative thereto.

Submitted by the Templeton Police Chief

On a motion duly made and seconded the Town voted to transfer from Communication Salaries Account the sum of **\$2,366.28** to the Police Chief Salary Account.

Passed/Nov. 7th @ 8:13

Article 12 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide an additional sum of money to pay costs of designing, reconstructing, project management, originally equipping and furnishing the building located at 252 Baldwinville Road, Templeton, including the payment of all costs incidental and related thereto; and to meet said appropriation authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow said sum under M.G.L. c. 44, or any other enabling authority, provided that said appropriation shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for payment of principle and interest on said borrowing from the limitations on total taxes imposed by M.G.L. c. 59, Section 21C (Proposition 2 ½); and further to authorize the Selectmen to apply for, accept and expend any grants or loans that may be available to the Town in connection with this project, or to take any other action relative thereto.

Submitted by the Municipal Building Committee

A motion was duly made and seconded to allow the Architect to address the meeting.

Passed/Nov. 7th @ 8:35

A motion was duly made and seconded to move the question.

Passed Unanimously/Nov. 7th @ 8:47

On a motion duly made and seconded the Town voted to raise and appropriate Four Hundred Thousand and No/100's **(\$400,000.00)** Dollars, and in addition that the Town transfer One Hundred Fifty Seven Thousand and no/100's **(\$157,000.00)** Dollars from the Wilber E. Pajari Stabilization account all to pay costs of designing, reconstructing, project management, originally equipping and furnishing the building located at 252 Baldwinville Road, Templeton, including the payment of all costs incidental and related thereto; and to meet said appropriation authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow said sum under M.G.L. c. 44, or any other enabling authority, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for payment of principle and interest on said borrowing from the limitations on total taxes imposed by

M.G.L. c. 59, Section 21C (Proposition 2 ½); and further (1) to authorize the Selectmen to apply for, accept and expend any grants or loans that may be available to the Town in connection with this project and (2) that the funds from the Wilbur E. Pajari Stabilization account shall not be spent unless and until there is a successful vote by the electorate on the **\$400,000** proposition 2 1/2 question as noted herein.

Defeated by Hand count 75 yes, 44 no/Nov. 7th @ 8:52

A motion was duly made and seconded to reconsider Article 12.

Passed/Nov. 7th @ 8:58

A motion was duly made and seconded to move the question.

Passed Unanimously/Nov. 7th @ 9:15

On the main motion.

Passed by a 2/3 majority by hand count 78 yes, 30 no/Nov. 7th @ 9:17

Article 13 To see if the Town will vote to transfer the sum of **\$100,000** from the Pajari Capital Stabilization Account to the Town Building Repair account to convert the elementary school into town office space, or to take any other action relative thereto.
Submitted by Board of Selectmen

No motion was made.

Article 14 To see if the Town will vote to amend the Town of Templeton Zoning Bylaws by adding the following new section entitled, Section 3.8 Airport Districts.

PROPOSED AIRPORT DISTRICT

3.8 Airport District

3.8.1 Purpose

Templeton is the host community of the Gardner Municipal Airport ("Airport"). The Airport serves the aviation needs of the surrounding region and is an important asset to the overall economic prosperity of north-central Massachusetts. The purposes of the Airport District are:

1. To provide for future development of the Airport so that it may better serve the aviation needs of the region.

2. To protect the health, safety, and welfare of the Town of Templeton, while fostering a strong relationship between the Airport and the Town and minimizing adverse impacts on natural resources and residential neighborhoods.
3. To promote the economic development of Templeton by encouraging non-airport uses that are compatible with the safe operation of the Airport.

3.8.2 Extent of the District

The Airport District is shown on the Templeton Zoning Map and encompasses the area owned by the City of Gardner and designated as the Gardner Municipal Airport.

3.8.3 Site Plan Review Uses in the Airport District

The following uses are allowed by right. A change in use may be subject to site plan approval by the Planning Board pursuant to Section 8.4 of the Zoning Bylaw. Approval by said Planning Board shall not be unreasonably withheld or denied.

1. Uses required for airport operations, management, safety, and support services. All uses that are normally associated with air transportation facilities, including but not limited to: runways, taxiways, terminals, hangars, airport administration offices, equipment garages, tie-downs, aviation fuel storage, control towers, navigational aids, weather data collection devices, and other uses and structures necessary for the day-to-day operation, management, and, safety of an airport.
2. Establishments providing aircraft related services such as engine repair, bodywork, aircraft design, sales of aircraft, and aircraft related equipment and services.
3. Establishments providing services customarily associated with air transportation such as travel agencies, auto rentals, and taxi stands.
4. Recreational services dependent upon air transportation, such as skydiving, airplane rides, glider flights, ultralight aircraft flights, hot air ballooning, etc.
5. Establishments for the training of pilots, navigators, air traffic controllers, mechanics, and other air transportation related crafts, trades, and professions.
6. Changes to parking areas, taxiways, runways, and other paved surfaces, except to the extent said changes are required for the safe operation of the Airport.
7. Essential Services as defined in Section 2.0 of the Zoning Bylaw.

8. Municipal Facilities as defined in Section 2.0 of the Zoning Bylaw. A change of one municipal facility to another shall require a new site plan approval of the Planning Board.

3.8.4 Special Permit Uses in the Airport District

The Town recognizes the following uses may have unwanted effects on surrounding properties, abutting neighborhoods and the overall safe operation of the Airport. For these reasons the uses listed below are allowed by Special Permit of the Planning Board. All requirements of Section 8.3 of the Zoning Bylaw shall apply.

1. Outdoor storage facilities
2. Hotel, motel, or inn
3. Light manufacturing operations
4. Business and professional offices
5. Research and Development laboratories
6. Airfreight handlers, distribution centers, and warehousing
7. Non-profit clubs and lodges
8. Commercial kennels
9. Motor vehicle repair and service garages
10. Indoor commercial recreation or fitness facilities
11. Solar energy facilities
12. Restaurant and Restaurant Fast-Food, but drive-up customer service facilities are prohibited

3.8.5 Gardner Airport Commission Approval

Where the Gardner Airport Commission is not the applicant, each application to the Planning Board for a special permit or site plan approval shall contain a letter from the Commission stating its approval or opposition of the proposed use and its reasons therefor.

3.8.6 Dimensional Regulations

1. Lot Requirements: Aviation-related uses proposed by the Gardner Airport Commission on Airport property need not comply with specific dimensional standards but may be subject to reasonable regulation of the Planning Board relating to bulk, setbacks, landscaping, screening, construction materials, lighting, parking and loading, signs, aesthetics, and other measures to protect the environment and preserve neighborhood quality of life. Uses proposed by other entities on sites leased by the Commission or on parcels sold for development shall occur on lots that conform to the minimum lot area, width, buffer, and setback requirements of the Commercial-Industrial A (C-I-A) district.

2. Height Limits: Buildings shall not exceed one story in height unless the Planning Board grants a special permit for a greater height with full consideration for air traffic safety. Structures necessary for or incidental to airport operations may exceed height limits and shall comply with statutory and regulatory requirements of the Federal Aviation Administration and the Aeronautics Division of the Massachusetts Department of Transportation.

3.8.7 Special Events

The Gardner Airport Commission may hold special events, such as model airplane rallies, automobile exhibits, trade shows, etc. without obtaining site plan approval. If the event will include temporary structures, the sponsor shall comply with the requirements of the State Building Code. The sponsor shall notify the Police Chief and Fire Chief at least fifteen (15) business days in advance of the event. The Chiefs may set reasonable requirements that are necessary for public safety and traffic control.

3.8.8 Application

To the extent any provision or application of section 8.4 restricts the Gardner Airport Commission's custody, care, and management responsibility over the Airport or conflicts with state and/or federal statutory, regulatory, or grant assurance obligations required by the Federal Aviation Administration or the Aeronautics Division of the Massachusetts Department of Transportation, said provision or application shall not apply.
or take any action relative thereto.

On a motion duly made and seconded the Town voted to amend the Town of Templeton Zoning Bylaws by adding the following new section entitled, Section 3.8 Airport Districts.

PROPOSED AIRPORT DISTRICT

3.8 Airport District

3.8.1 Purpose

Templeton is the host community of the Gardner Municipal Airport ("Airport"). The Airport serves the aviation needs of the surrounding region and is an important asset to the overall economic prosperity of north-central Massachusetts. The purposes of the Airport District are:

1. To provide for future development of the Airport so that it may better serve the aviation needs of the region.

2. To protect the health, safety, and welfare of the Town of Templeton, while fostering a strong relationship between the Airport and the Town and minimizing adverse impacts on natural resources and residential neighborhoods.
3. To promote the economic development of Templeton by encouraging non-airport uses that are compatible with the safe operation of the Airport.

3.8.2 Extent of the District

The Airport District is shown on the Templeton Zoning Map and encompasses the area owned by the City of Gardner and designated as the Gardner Municipal Airport.

3.8.3 Site Plan Review Uses in the Airport District

The following uses are allowed by right. A change in use may be subject to site plan approval by the Planning Board pursuant to Section 8.4 of the Zoning Bylaw. Approval by said Planning Board shall not be unreasonably withheld or denied.

1. Uses required for airport operations, management, safety, and support services. All uses that are normally associated with air transportation facilities, including but not limited to: runways, taxiways, terminals, hangars, airport administration offices, equipment garages, tie-downs, aviation fuel storage, control towers, navigational aids, weather data collection devices, and other uses and structures necessary for the day-to-day operation, management, and, safety of an airport.
2. Establishments providing aircraft related services such as engine repair, bodywork, aircraft design, sales of aircraft, and aircraft related equipment and services.
3. Establishments providing services customarily associated with air transportation such as travel agencies, auto rentals, and taxi stands.
4. Recreational services dependent upon air transportation, such as skydiving, airplane rides, glider flights, ultralight aircraft flights, hot air ballooning, etc.
5. Establishments for the training of pilots, navigators, air traffic controllers, mechanics, and other air transportation related crafts, trades, and professions.
6. Changes to parking areas, taxiways, runways, and other paved surfaces, except to the extent said changes are required for the safe operation of the Airport.
7. Essential Services as defined in Section 2.0 of the Zoning Bylaw.

8. Municipal Facilities as defined in Section 2.0 of the Zoning Bylaw. A change of one municipal facility to another shall require a new site plan approval of the Planning Board.

3.8.4 Special Permit Uses in the Airport District

The Town recognizes the following uses may have unwanted effects on surrounding properties, abutting neighborhoods and the overall safe operation of the Airport. For these reasons the uses listed below are allowed by Special Permit of the Planning Board. All requirements of Section 8.3 of the Zoning Bylaw shall apply.

1. Outdoor storage facilities
2. Hotel, motel, or inn
3. Light manufacturing operations
4. Business and professional offices
5. Research and Development laboratories
6. Airfreight handlers, distribution centers, and warehousing
7. Non-profit clubs and lodges
8. Commercial kennels
9. Motor vehicle repair and service garages
10. Indoor commercial recreation or fitness facilities
11. Solar energy facilities
12. Restaurant and Restaurant Fast-Food, but drive-up customer service facilities are prohibited

3.8.5 Gardner Airport Commission Approval

Where the Gardner Airport Commission is not the applicant, each application to the Planning Board for a special permit or site plan approval shall contain a letter from the Commission stating its approval or opposition of the proposed use and its reasons therefor.

3.8.6 Dimensional Regulations

1. Lot Requirements: Aviation-related uses proposed by the Gardner Airport Commission on Airport property need not comply with specific dimensional standards but may be subject to reasonable regulation of the Planning Board relating to bulk, setbacks, landscaping, screening, construction materials, lighting, parking and loading, signs, aesthetics, and other measures to protect the environment and preserve neighborhood quality of life. Uses proposed by other entities on sites leased by the Commission or on parcels sold for development shall occur on lots that conform to the minimum lot area, width, buffer, and setback requirements of the Commercial-Industrial A (C-I-A) district.

2. Height Limits: Buildings shall not exceed one story in height unless the Planning Board grants a special permit for a greater height with full consideration for air traffic safety. Structures necessary for or incidental to airport operations may exceed height limits and shall comply with statutory and regulatory requirements of the Federal Aviation Administration and the Aeronautics Division of the Massachusetts Department of Transportation.

3.8.7 Special Events

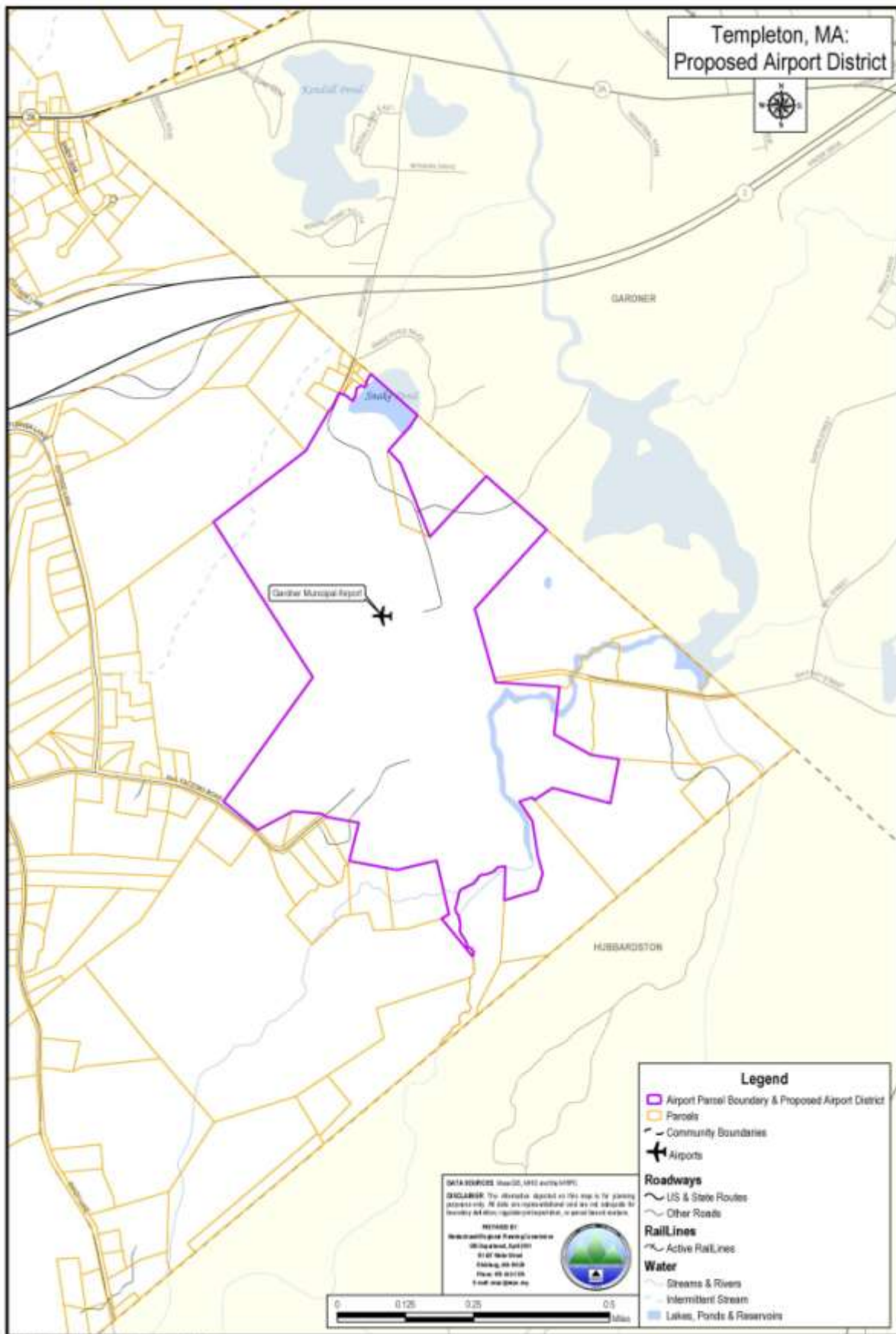
The Gardner Airport Commission may hold special events, such as model airplane rallies, automobile exhibits, trade shows, etc. without obtaining site plan approval. If the event will include temporary structures, the sponsor shall comply with the requirements of the State Building Code. The sponsor shall notify the Police Chief and Fire Chief at least fifteen (15) business days in advance of the event. The Chiefs may set reasonable requirements that are necessary for public safety and traffic control.

3.8.8 Application

To the extent any provision or application of section 8.4 restricts the Gardner Airport Commission's custody, care, and management responsibility over the Airport or conflicts with state and/or federal statutory, regulatory, or grant assurance obligations required by the Federal Aviation Administration or the Aeronautics Division of the Massachusetts Department of Transportation, said provision or application shall not apply.

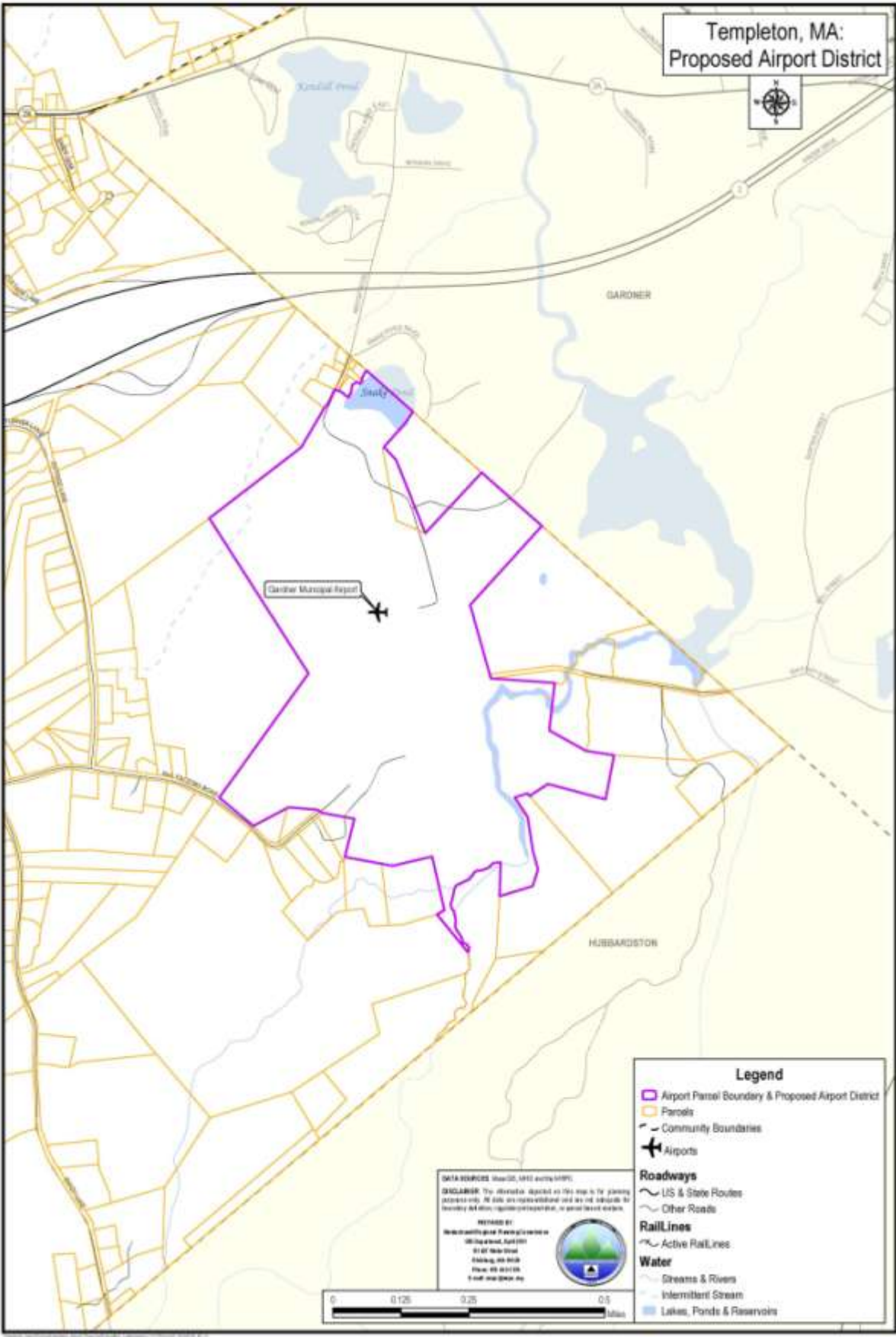
Passed by 2/3 majority vote/Nov. 7th @ 9:23

Article 15 To see if the Town will vote to amend the Town of Templeton Zoning Map by creating the Airport District which said district shall encompass the Gardner Municipal Airport located on the Town of Templeton Assessor's Map, Map 5-12 Parcel 30, or take any action relative thereto.



Submitted by the Planning Board

On a motion duly made and seconded the Town voted to amend the Town of Templeton Zoning Map by creating the Airport District which said district shall encompass the Gardner Municipal Airport located on the Town of Templeton Assessor's Map, Map 5-12, Parcel 30.



Passed by 2/3 majority vote/Nov. 7th @ 9:25

Article 16 To see if the Town will vote to raise and appropriate and/or transfer the sum of \$ to Stabilization Fund or to take any other action relative thereto.

Submitted by Board of Selectmen

On a motion duly made and seconded the Town voted to transfer the sum of **\$15,133.76** from the Communication Salaries Account and to raise and appropriate **\$85,000.00** for a total of **\$100,133.76** to the Stabilization Fund

Passed Unanimously/Nov. 7th @ 9:27

A motion was duly made and seconded to dissolve the Special Town Meeting.

Passed Unanimously/Nov. 7th @ 9:28

And you are hereby directed to serve this warrant by posting attested copies thereof in each precinct; namely at the Post Office in Templeton, the Post Office in East Templeton, the Post Office in Baldwinville, at Cote's Market in Otter River, and at the Town Office Buildings at 4 Elm Street, Baldwinville, and at 690 Patriots Road, Templeton, and by delivering a copy to each of the Precinct Clerks fourteen (14) days at least before the time of holding said meeting and by causing notice of the same to be published once in the Gardner News, a newspaper published in said County, in the City of Gardner.

Given under our hands this 19th day of October in the year AD 2011.

BOARD OF SELECTMEN

Julie Farrell, Chairman

Jeff Bennett, Vice Chairman

Robert Mitchell, Clerk

Christopher Stewart, Member

Robert Columbus, Member

A True Copy, ATTEST

Randy L. Brown, Constable of Templeton

Officer's Return

Worcester, ss

October 21, 2011

This is to certify that I have served the within warrant by posting attested copies thereof in each precinct; namely, at the Post Office in Templeton, the Post Office in East Templeton, the Post Office in Baldwinville, at Cote's Market in Otter River, and at the Town Office Buildings at 4 Elm Street in Baldwinville and at 690 Patriots Road in Templeton and by delivering a copy to each of the Precinct Clerks fourteen (14) days at least before the time of holding said meeting and by causing notice of the same to be published once in the Gardner News, a newspaper published in said County in the city of Gardner.

Randy L. Brown
Constable of Templeton

Meeting Attendance 11-7-2011

Voters Total 117

Date of this Certification:

November 8, 2011

A True Copy, ATTEST

Carol A. Harris, Templeton Town Clerk