

COMMONWEALTH OF MASSACHUSETTS
TOWN OF TEMPLETON
WARRANT FOR SPECIAL TOWN MEETING
May 9, 2006

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 Tuesday, May 9, 2006 at 8:00 o'clock p.m., then and there to act on the following articles:

Article 1. To see if the Town will vote to transfer from available funds the sum of Six Hundred Dollars (\$600.00) to provide additional funding for the Solid Waste Disposal Expense budget for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Revolving Fund for the Parking Clerk the sum of Six Hundred Dollars (\$600.00) to provide additional funding for the Solid Waste Disposal Expense budget for fiscal year 2006.

Passed Unanimously/May 9th @ 8:06

Article 2. To see if the Town will vote to transfer a sum of money from the Cemetery/Parks Department Expense account for Cemetery road repairs, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer the sum of One Thousand Dollars (\$1,000.00) from the Cemetery/Parks Department Expense account for Cemetery Road Repairs account.

Passed/May 9th @ 8:08

Article 3. To see if the Town will vote to transfer from available funds the sum of Three Thousand, Four Hundred Dollars (\$3,400.00) to purchase two (2) school zone crossing lights with a control cabinet to include a NEMA flasher and other equipment including signage to be installed at the Narragansett Regional High School complex located on Baldwinville Road, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Revolving Fund for the Parking Clerk the sum of Three Thousand, Four Hundred Dollars (\$3,400.00) to purchase two (2) school zone crossing lights with a control cabinet to include a NEMA flasher and other equipment

including signage to be installed at the Narragansett Regional High School complex located on Baldwinville Road.

Passed/May 9th @ 8:10

- Article 4. To see if the Town will vote to transfer the care, custody, management and control of the parcel of land located at 9 Main Street, Otter River, and described in a deed recorded with the Worcester South Registry of Deeds in Book 630, Page 621, from the Narragansett Regional School District for school purposes to the Board of Selectmen for the purpose of a senior center; or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer the care, custody, management and control of the parcel of land located at 9 Main Street, Otter River, and described in a deed recorded with the Worcester South Registry of Deeds in Book 630, Page 621, from the Narragansett Regional School District for school purposes to the Board of Selectmen for the purpose of a senior center.

Passed Unanimously/May 9th @ 8:18

- Article 5. To see if the Town will vote to establish a seven (7) member oversight committee to be appointed by the Board of Selectmen to oversee the planning and construction of a Senior Center to be located at 9 Main Street in the village of Otter River. Said committee shall be composed of two (2) members of the Council on Aging, two (2) members of the Board of Selectmen, one (1) member of the Board of Appeals, and two (2) members-at-large, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to establish a seven (7) member oversight committee to be appointed by the Board of Selectmen to oversee the planning and construction of a Senior Center to be located at 9 Main Street in the village of Otter River. Said committee shall be composed of two (2) members of the Council on Aging, two (2) members of the Board of Selectmen, one (1) member of the Board of Appeals, and two (2) members-at-large.

Passed/May 9th @ 8:20

- Article 6. To see if the Town will vote to transfer from available funds to the Principal on Long-Term Debt Account the sum of Nine Thousand, Two Hundred Dollars (\$9,200.00) to pay an MWPAT, Title V, Septic System Repair Loan bond payment, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Title V Betterment account to the Principal on Long-Term Debt Account the sum of Nine Thousand, Two Hundred Dollars (\$9,200.00) to pay an MWPAT, Title V, Septic System Repair Loan bond payment.

Passed Unanimously/May 9th @ 8:21

Article 7. To see if the Town will vote to transfer from available funds the sum of Two Thousand Dollars (\$2,000.00) to provide for an engineering survey of property located in East Templeton under the care, custody, maintenance and control of the Templeton Cemetery and Parks Department and identified on the Templeton Assessors Plan as Parcel 6-12 #9, encompassing approximately 6.2 acres, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the General Insurance Expense account the sum of Two Thousand Dollars (\$2,000.00) to provide for an engineering survey of property located in East Templeton under the care, custody, maintenance and control of the Templeton Cemetery and Parks Department and identified on the Templeton Assessors Plan as Parcel 6-12 #9, encompassing approximately 6.2 acres.

Passed Unanimously/May 9th @ 8:23

Article 8. To see if the Town will vote to transfer from available funds the sum of Twenty-Two Thousand Dollars (\$22,000.00) to replace the transmission in the Highway Department loader, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer the sum of Twelve Thousand Dollars (\$12,000.00) from the Unemployment Compensation Insurance account and the sum of Ten Thousand Dollars (\$10,000.00) from the Group Insurance Expenses account to the total sum of Twenty-Two Thousand Dollars (\$22,000.00) to replace the transmission in the Highway Department loader.

Passed Unanimously/May 9th @ 8:25

Article 9. To see if the Town will vote to transfer from available funds the sum of Four Thousand, Six Hundred Dollars (\$4,600.00) to purchase four (4) new tires for the Highway Department grader, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Group Insurance Expenses account the sum of Four Thousand, Six Hundred Dollars (\$4,600.00) to purchase four (4) new tires for the Highway Department grader.

Passed Unanimously/May 9th @ 8:25

Article 10. To see if the Town will vote to transfer from available funds a sum of money to supplement the Town Vehicle/Machinery Maintenance Expense account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Highway Department Expenses account the sum of Ten Thousand Dollars (\$10,000.00) to supplement the Town Vehicle/Machinery Maintenance Expense account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:26

Article 11. To see if the Town will vote to accept and expend the sum of Two Hundred Eight Thousand, Ninety-Six Dollars (\$208,096.00) or any other sums that may

be available in accordance with Chapter 291C of the Acts of 2004, for fiscal year 2007, or any other monies that become available under the provisions of Massachusetts General Laws, Chapter 90, Section 34, Clause 2(a) and to authorize the Board of Selectmen to enter into a contract with the Commonwealth of Massachusetts, Department of Public Works and to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow in anticipation of 100% reimbursement of said amounts, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to accept and expend the sum of Two Hundred Eight Thousand, Ninety-Six Dollars (\$208,096.00) or any other sums that may be available in accordance with Chapter 291C of the Acts of 2004, for fiscal year 2007, or any other monies that become available under the provisions of Massachusetts General Laws, Chapter 90, Section 34, Clause 2(a) and to authorize the Board of Selectmen to enter into a contract with the Commonwealth of Massachusetts, Department of Public Works and to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow in anticipation of 100% reimbursement of said amounts.
Passed Unanimously/May 9th @ 8:28

Article 12. To see if the Town will vote to transfer from available funds a sum of money to supplement the Town Vehicles - Fuel Expense account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Group Insurance Expenses account the sum of Fifteen Thousand Dollars (\$15,000.00) to supplement the Town Vehicles - Fuel Expense account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:28

Article 13. To see if the Town will vote to transfer from available funds the sum of Twenty Thousand Dollars (\$20,000.00) to supplement the Town Counsel Expenses account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the General Insurance Expenses account the sum of Twenty Thousand Dollars (\$20,000.00) to supplement the Town Counsel Expenses account for fiscal year 2006.

Passed/May 9th @ 8:29

Article 14. To see if the Town will vote to transfer from available funds a sum of money to supplement the Fire Department Expenses account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Fire Chief Salary account the sum of Six Thousand, Four Hundred Dollars (\$6,400.00) to supplement the Fire Department Expenses account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:32

Article 15. To see if the Town will vote to transfer the sum of One Thousand, Seven Hundred Fifty Dollars (\$1,750.00) from the Assistant Town Clerk Salary account to the Assistant Town Collector Salary account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer the sum of One Thousand, Seven Hundred Fifty Dollars (\$1,750.00) from the Assistant Town Clerk Salary account to the Assistant Town Collector Salary account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:33

Article 16. To see if the Town will vote to transfer from available funds the sum of Two Hundred Forty-Three Dollars (\$243.00) to be apportioned as follows: One Hundred Ninety-Four Dollars (\$194.00) to supplement the Building Inspector Salary account for fiscal year 2006 and Forty-Nine Dollars (\$49.00) to supplement the Building Inspector Clerk account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Revolving Fund for the Parking Clerk account the sum of Two Hundred Forty-Three Dollars (\$243.00) to be apportioned as follows: One Hundred Ninety-Four Dollars (\$194.00) to supplement the Building Inspector Salary account for fiscal year 2006 and Forty-Nine Dollars (\$49.00) to supplement the Building Inspector Clerk account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:34

Article 17. To see if the Town will vote to transfer from available funds the sum of Nine Thousand Dollars (\$9,000.00) to supplement the Advisory Board Emergency Reserve Account for fiscal year 2006, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Group Insurance Expenses account the sum of Nine Thousand Dollars (\$9,000.00) to supplement the Reserve Fund for fiscal year 2006.

Passed Unanimously/May 9th @ 8:36

Article 18. To see if the Town will vote to transfer from available funds a sum of money to construct an approximate 200 square foot area within the ground level storage area at 2 School Street in Baldwinville for the purpose of storing Town records currently housed on the second floor at 2 School Street, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Interest Hwy. Chap. 90 Borrowing account the sum of Nine Thousand, Seven Hundred Ten Dollars (\$9,710.00) to construct an approximate 200 square foot area within the ground level storage area at 2 School Street in Baldwinville for

the purpose of storing Town records currently housed on the second floor at 2 School Street.

Passed/May 9th @ 8:42

- Article 19. To see if the Town will vote to transfer from available funds the sum of Three Hundred Dollars (\$300.00) to supplement the Memorial/Veterans Day Expenses account, or to take any other action relative thereto.

On a motion duly made and seconded the Town voted to transfer from the Revolving Fund for the Parking Clerk the sum of Three Hundred Dollars (\$300.00) to supplement the Memorial/Veterans Day Expenses account for fiscal year 2006.

Passed Unanimously/May 9th @ 8:43

- Article 20. To see if the town will vote to amend the “Town of Templeton Bylaws, Article XXI – Zoning” by adding to Section 6.0 GENERAL REGULATIONS a new section to be numbered 6.4 as follows: “6.4 All uses exempt under Section 3 of M.G.L. Chapter 40A, including but not limited to group homes, and excluding agricultural uses otherwise regulated by the Town of Templeton Right to Farm By-law, shall be located on lots consisting of no less than two and one half (2.5) acres of land,” or take any other action relative thereto.

Submitted by Citizen Petition

No a motion was made.

- Article 21. To see if the Town will vote to amend the existing Templeton Bylaw, Article XXI, Zoning, by adding Section 8.3 for the purpose of creating a Commercial-Industrial-A (C-I-A) Zoning District, as follows:

8.3 Commercial-Industrial-A Zoning District (C-I-A)

The purpose of the C-I-A zoning district is to reserve an area for tax-generating non-residential uses that can be located in Templeton without detrimental impact to the community or the surrounding neighborhood. The C-I-A district accommodates larger business and industry than in the other business districts and maintains a quality of design through vegetative buffers to residential areas and other design standards. No building or use shall be constructed, altered, or expanded without Site Plan Approval by the Planning Board (PB) in accordance with Article XII Zoning, Section 9.0, General Administration and Procedures, Section 9.4, Site Plan Review.

The location of the C-I-A District shall be as described on the zoning map at the office of the Town Clerk.

8.3.1 Uses Allowed by Right in the C-I-A District

The following uses are allowed by right in the C-I-A zoning district, with site plan approval from the PB in accordance with Article XXI Zoning, Section 9.0 Administration and Procedures, Section 9.4 Site Plan Review. See the Dimensional Table for maximum floor area ratio and lot coverage requirements.

- A. Retail establishments with a minimum of 20,000 square feet in size.
- B. Lumber yard, contractor's yard, building trade supplier or other open-air establishment, at a minimum of 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment provided that any and all open storage of materials and vehicles are screened from public view;
- C. Research and Development (R&D) or light manufacturing including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunication, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building;
- D. Distribution facilities; including wholesale product preparation, storage and transfer of goods provided that any and all open storage of materials and vehicles are screened from public view.

8.3.2 Uses Allowable by Special Permit in the C-I-A Zoning District

- A. No use allowed by a Special Permit within this section of the bylaw shall be allowed until the Planning Board has been satisfied by the applicant, agents of the applicant and/or agents of the Town of Templeton that the use that may be allowed by Special Permit is not injurious to any natural, cultural or historic resource within the Town of Templeton. Applicants seeking approval of a use by Special Permit, Article XXI Zoning, Section 6.0 General Regulations, paragraphs B) through J), below.
- B. Gasoline and/or repair service stations with or without mini-market. An establishment for the repair, maintenance, and painting of automobiles or other motor vehicles, provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated and ventilated to confine disturbing noise and odors to the premises.
- C. Automobile showrooms, new and used automobile lots; Vehicular dealerships, including salesroom and related dealership facilities for automobiles, boats, motorcycles, trucks, off-road vehicles or farm implements.
- D. Light Manufacturing, packaging, processing and testing, including printing or publishing plant, bottling works, manufacturing establishment, or other assembling, packaging, finishing or processing use where the proposed use does not cause negative environmental or neighborhood impacts associated with noise, smoke, odors, or traffic that cannot be successfully mitigated;
- E. Warehouse or other storage facilities;
- F. Wireless communications facilities;
- G. Office building or Office Park, providing for one or more buildings on a lot integrated to provide for attractive and functional office space, vehicular and pedestrian circulation and overall site plan;
- H. Conference Center;

- I. Outdoor recreational facilities on five (5) acres or more, including camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses;
- J. Any accessory use customarily incidental to any of the above uses. o.
The Templeton Planning Board recommends that the Town Meeting adopts the Commercial-Industrial-A Zoning District Bylaw.

**A motion was duly made and seconded to move the question.
Passed May 9th @ 9:22**

On a motion duly made and seconded the Town voted to amend the existing Templeton Bylaw, Article XXI, Zoning, by adding Section 8.3 for the purpose of creating a Commercial-Industrial-A (C-I-A) Zoning District, as follows:

8.3 Commercial-Industrial-A Zoning District (C-I-A)

The purpose of the C-I-A zoning district is to reserve an area for tax-generating non-residential uses that can be located in Templeton without detrimental impact to the community or the surrounding neighborhood. The C-I-A district accommodates larger business and industry than in the other business districts and maintains a quality of design through vegetative buffers to residential areas and other design standards. No building or use shall be constructed, altered, or expanded without Site Plan Approval by the Planning Board (PB) in accordance with Article XII Zoning, Section 9.0, General Administration and Procedures, Section 9.4, Site Plan Review.

The location of the C-I-A District shall be as described on the zoning map at the office of the Town Clerk.

8.3.1 Uses Allowed by Right in the C-I-A District

The following uses are allowed by right in the C-I-A zoning district, with site plan approval from the PB in accordance with Article XXI Zoning, Section 9.0 Administration and Procedures, Section 9.4 Site Plan Review. See the Dimensional Table for maximum floor area ratio and lot coverage requirements.

- A. Retail establishments with a minimum of 20,000 square feet in size.
- B. Lumber yard, contractor's yard, building trade supplier or other open-air establishment, at a minimum of 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment provided that any and all open storage of materials and vehicles are screened from public view;
- C. Research and Development (R&D) or light manufacturing including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunication, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building;

- D. Distribution facilities; including wholesale product preparation, storage and transfer of goods provided that any and all open storage of materials and vehicles are screened from public view.

8.3.2 Uses Allowable by Special Permit in the C-I-A Zoning District

- A. No use allowed by a Special Permit within this section of the bylaw shall be allowed until the Planning Board has been satisfied by the applicant, agents of the applicant and/or agents of the Town of Templeton that the use that may be allowed by Special Permit is not injurious to any natural, cultural or historic resource within the Town of Templeton. Applicants seeking approval of a use by Special Permit, Article XXI Zoning, Section 6.0 General Regulations, paragraphs B) through J), below.
- B. Gasoline and/or repair service stations with or without mini-market. An establishment for the repair, maintenance, and painting of automobiles or other motor vehicles, provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated and ventilated to confine disturbing noise and odors to the premises.
- C. Automobile showrooms, new and used automobile lots; Vehicular dealerships, including salesroom and related dealership facilities for automobiles, boats, motorcycles, trucks, off-road vehicles or farm implements.
- D. Light Manufacturing, packaging, processing and testing, including printing or publishing plant, bottling works, manufacturing establishment, or other assembling, packaging, finishing or processing use where the proposed use does not cause negative environmental or neighborhood impacts associated with noise, smoke, odors, or traffic that cannot be successfully mitigated;
- E. Warehouse or other storage facilities;
- F. Wireless communications facilities;
- G. Office building or Office Park, providing for one or more buildings on a lot integrated to provide for attractive and functional office space, vehicular and pedestrian circulation and overall site plan;
- H. Conference Center;
- I. Outdoor recreational facilities on five (5) acres or more, including camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses;
- J. Any accessory use customarily incidental to any of the above uses.

Passed by 2/3 vote/May 9th @ 9:22

Article 22. To see if the Town will vote to amend the existing Templeton Bylaw, Article XXI, Zoning, by adding Section 8.4 for the purpose of creating a Commercial-Industrial-A (C-I-A) Zoning District, as follows:

8.4 Commercial-Industrial-B Zoning District (C-I-B)

The purpose of the C-I-B district is to reserve an area for tax-generating non-residential uses that can be located in Templeton without detrimental impact to the community or the surrounding neighborhood. The C-I-B district accommodates larger business and industry than in the other business districts and maintains a quality of design through vegetative buffers to residential areas and other design standards. No building or use shall be constructed, altered, or expanded without Site Plan Approval by the Planning Board (PB) in accordance with Article XII Zoning, Section 9.0, General Administration and Procedures, Section 9.4, Site Plan Review.

In order to provide adequate protection of any Zone One Aquifer Zone, Zone Two Aquifer Zone, Aquifer Protection and/or Water Protection District, any use allowed in the C-I-B zoning district, by right or by special permit from the Planning Board, must also apply for and obtain a “C-I-B Land Protection Use Permit” from the Planning Board to operate such use within the C-I-B Zoning District. Any and all Zone One Aquifer Zone, Zone Two Aquifer Zone, Aquifer Protection and/or Water Protection District may be represented on a map available at the Office of the Town Clerk and as may be periodically updated.

The location of the C-I-B District shall be as described on the zoning map at the office of the Town Clerk.

8.4.1 Uses Allowed by Right in the C-I-B District

The following uses are allowed by right in the Commercial-Industrial (C-I-B) District, with site plan approval from the PB in accordance with Article XXI Zoning, Section 9.0 Administration and Procedures, Section 9.4 Site Plan Review. See the Dimensional Table for maximum floor area ratio and lot coverage requirements.

- A. Retail establishments with a minimum of 20,000 square feet in size.
- B. Lumber yard, contractor's yard, building trade supplier or other open-air establishment, at a minimum of 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment provided that all open storage of materials and vehicles are screened from public view;
- C. Research and Development (R&D) or light manufacturing including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunication, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building;
- D. Distribution facilities; including wholesale product preparation, storage and transfer of goods provided that all open storage of materials and vehicles are screened from public view.

8.4.2 Uses Allowable by Special Permit in the C-I-B District

- A. No use allowed by a Special Permit within this section of the bylaw shall be allowed until the Planning Board has been satisfied by the applicant, agents of the applicant and/or agents of the Town of Templeton that the use that may be allowed by Special Permit is not injurious to any natural, cultural or historic resource within the Town of Templeton. Applicants seeking approval of a use by Special Permit, Article XXI Zoning, Section 6.0 General Regulations, paragraphs B) through K), below.
- B. Gasoline and/or repair service stations with or without mini-market. An establishment for the repair, maintenance, and painting of automobiles or other motor vehicles, provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated and ventilated to confine disturbing noise and odors to the premises.
- C. Automobile showrooms, new and used automobile lots; Vehicular dealerships, including salesroom and related dealership facilities for automobiles, boats, motorcycles, trucks, off-road vehicles or farm implements.
- D. Light Manufacturing, packaging, processing and testing, including printing or publishing plant, bottling works, manufacturing establishment, or other assembling, packaging, finishing or processing use where the proposed use does not cause negative environmental or neighborhood impacts associated with noise, smoke, odors, or traffic that cannot be successfully mitigated;
- E. Warehouse or other storage facilities;
- F. Wireless communications facilities;
- G. Office building or Office Park, providing for one or more buildings on a lot integrated to provide for attractive and functional office space, vehicular and pedestrian circulation and overall site plan;
- H. Conference Center;
- I. Outdoor recreational facilities on five (5) acres or more, including camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses;
- J. Any accessory use customarily incidental to any of the above uses;
- K. Uses classified as adult entertainment as per MGL Chapter 272, Section 31 (Definitions) and all other applicable state statutes concerning the permitting of adult entertainment establishments may be allowed by a Special Permit from the Planning Board, or to take any other action relative thereto

The Templeton Planning Board recommends that the Town Meeting adopts the Commercial-Industrial-B Zoning District Bylaw.

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

Passed May 9th @ 9:45

On a motion duly made and seconded the Town voted to amend the existing

Templeton Bylaw, Article XXI, Zoning, by adding Section 8.4 for the purpose of creating a Commercial-Industrial-B (C-I-B) Zoning District, as follows:

8.4 Commercial-Industrial-B Zoning District (C-I-B)

The purpose of the C-I-B district is to reserve an area for tax-generating non-residential uses that can be located in Templeton without detrimental impact to the community or the surrounding neighborhood. The C-I-B district accommodates larger business and industry than in the other business districts and maintains a quality of design through vegetative buffers to residential areas and other design standards. No building or use shall be constructed, altered, or expanded without Site Plan Approval by the Planning Board (PB) in accordance with Article XII Zoning, Section 9.0, General Administration and Procedures, Section 9.4, Site Plan Review.

In order to provide adequate protection of any Zone One Aquifer Zone, Zone Two Aquifer Zone, Aquifer Protection and/or Water Protection District, any use allowed in the C-I-B zoning district, by right or by special permit from the Planning Board, must also apply for and obtain a “C-I-B Land Protection Use Permit” from the Planning Board to operate such use within the C-I-B Zoning District. Any and all Zone One Aquifer Zone, Zone Two Aquifer Zone, Aquifer Protection and/or Water Protection District may be represented on a map available at the Office of the Town Clerk and as may be periodically updated.

The location of the C-I-B District shall be as described on the zoning map at the office of the Town Clerk.

8.4.1 Uses Allowed by Right in the C-I-B District

The following uses are allowed by right in the Commercial-Industrial (C-I-B) District, with site plan approval from the PB in accordance with Article XXI Zoning, Section 9.0 Administration and Procedures, Section 9.4 Site Plan Review. See the Dimensional Table for maximum floor area ratio and lot coverage requirements.

- A. Retail establishments with a minimum of 20,000 square feet in size.
- B. Lumber yard, contractor's yard, building trade supplier or other open-air establishment, at a minimum of 20,000 square feet in building size, not stated elsewhere herein for the storage, distribution, or sale at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment provided that all open storage of materials and vehicles are screened from public view;
- C. Research and Development (R&D) or light manufacturing including general offices with research, testing, training, light manufacturing or warehouse facilities for computer, telecommunication, photographic, instrumentation, biomedical or similar high-technology or light manufacturing uses, including processing, fabrication and assembly; where such uses are conducted within the confines of a building;

- D. Distribution facilities; including wholesale product preparation, storage and transfer of goods provided that all open storage of materials and vehicles are screened from public view.

8.4.2 Uses Allowable by Special Permit in the C-I-B District

- A. No use allowed by a Special Permit within this section of the bylaw shall be allowed until the Planning Board has been satisfied by the applicant, agents of the applicant and/or agents of the Town of Templeton that the use that may be allowed by Special Permit is not injurious to any natural, cultural or historic resource within the Town of Templeton. Applicants seeking approval of a use by Special Permit, Article XXI Zoning, Section 6.0 General Regulations, paragraphs B) through K), below.
- B. Gasoline and/or repair service stations with or without mini-market. An establishment for the repair, maintenance, and painting of automobiles or other motor vehicles, provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated and ventilated to confine disturbing noise and odors to the premises.
- C. Automobile showrooms, new and used automobile lots; Vehicular dealerships, including salesroom and related dealership facilities for automobiles, boats, motorcycles, trucks, off-road vehicles or farm implements.
- D. Light Manufacturing, packaging, processing and testing, including printing or publishing plant, bottling works, manufacturing establishment, or other assembling, packaging, finishing or processing use where the proposed use does not cause negative environmental or neighborhood impacts associated with noise, smoke, odors, or traffic that cannot be successfully mitigated;
- E. Warehouse or other storage facilities;
- F. Wireless communications facilities;
- G. Office building or Office Park, providing for one or more buildings on a lot integrated to provide for attractive and functional office space, vehicular and pedestrian circulation and overall site plan;
- H. Conference Center;
- I. Outdoor recreational facilities on five (5) acres or more, including camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses;
- J. Any accessory use customarily incidental to any of the above uses;
- K. Uses classified as adult entertainment as per MGL Chapter 272, Section 31 (Definitions) and all other applicable state statutes concerning the permitting of adult entertainment establishments may be allowed by a Special Permit from the Planning Board.

Passed by 2/3 vote May 9th @ 9:46

Article 23. To see if the Town will vote to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-A (C-I-A) Zoning District Map as is available for review prior to the Town Meeting

at the Office of the Town Clerk and available at the Town Meeting, or to take any other action relative thereto.

The Templeton Planning Board recommends that the Town Meeting adopts the Commercial-Industrial-A (C-I-A) Zoning District Map.

On a motion duly made and seconded the Town voted to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-A (C-I-A) Zoning District Map as is available for review prior to the Town Meeting at the Office of the Town Clerk and available at the Town Meeting.

Passed by 2/3 vote May 9th @ 9:50

Article 24. To see if the Town will vote to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-B (C-I-B) Zoning District Map as is available for review prior to the Town Meeting at the Office of the Town Clerk and available at the Town Meeting, or to take any other action relative thereto.

The Templeton Planning Board recommends that the Town Meeting adopts the Commercial-Industrial-B (C-I-B) Zoning District Map.

On a motion duly made and seconded the Town voted to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-B (C-I-B) Zoning District Map as is available for review prior to the Town Meeting at the Office of the Town Clerk and available at the Town Meeting.

Passed by 2/3 vote May 9th @ 9:58

Article 25. To see if the Town will vote to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-A (C-I-A) Zoning District Map and a Commercial-Industrial-B (C-I-B) Zoning District Map as is available for review prior to the Town Meeting at the Office of the Town Clerk and available at the Town Meeting, or to take any other action relative thereto.

The Templeton Planning Board recommends that the Town Meeting adopts the Commercial-Industrial-A (C-I-A) and Commercial-Industrial-B (C-I-B) Zoning District Map.

On a motion duly made and seconded the Town voted to amend the existing Templeton Bylaw, Article XXI, Zoning, by adopting and representing a Commercial-Industrial-A (C-I-A) Zoning District Map and a Commercial-Industrial-B (C-I-B) Zoning District Map as is available for review prior to the Town Meeting at the Office of the Town Clerk and available at the Town Meeting.

Passed by 2/3 vote May 9th @ 9:59

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.

Hereof, fail not, and make due return of this warrant with your doings thereon to the Town Clerk at the time and place of said meeting.

Given under our hands this 18th day of April in the year AD 2006.

BOARD OF SELECTMEN

Gerald Skelton, Chairman

Neil Cullen, Vice Chairman

Robert Columbus, Clerk

A True Copy, ATTEST:

Gregg Edwards, Member

Neil A. Cullen
Constable of Templeton

Julie Farrell, Member

OFFICER'S RETURN

WORCESTER, ss.

April 18, 2006

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, 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.

Neil A. Cullen
Constable of Templeton

A True Copy, ATTEST:

Carol A. Harris
Town Clerk of Templeton

Meeting Attendance 5-9-2006
176 Total Voters