

Town of Bakersfield
Planning Commission Unapproved Minutes
June 15th, 2015

Board members present: Ken Carter, William Irwin and Pat Curtis.

Applicant (s) present: George Van Vlaanderen, Michael Gervais agent for applicants.

Abutter (s) or Interested Parties present: Laurie Chaloux.

Guest (s) present: David Ovitt and Raymond Dragon.

Clerk for Board/ZA: Darlene Marrier.

William Irwin called the meeting to order at 7:05 p.m.

Opened hearing for George Van Vlaanderen and Kristan Doolan. Michael Gervais (agent for the applicant/surveyor) presented the application for the fixed area allocation.

Oath was given.

Wastewater test have been done and is in the process but no State approval at this time. Will forward copy of approval when received to Town for the file.

Fixed area allocation is located in the rural district.

Lot has a shallow well accessed by a fifteen foot wide easement.

Lot#1 will contain 2.39+/- acres with 531 feet of frontage.

Lot#2 will contain 153.00+/-acres with 1300+/- feet of frontage.

Laurie Chaloux an abutter has no problems with the proposed project.

William made a motion to approve preliminary plans, Ken seconded the motion and it

passed 3-0 in favor. Will return July 6th, 2015 for final approval.

Opened hearing for William Richard and Colleen Dee. Michael Gervais (agent for the applicant/surveyor) presented the application for the four lot sub-division.

Oath was given.

Road will be extended with a new culdesac.

Wastewater has been approved by the State and is recorded. Will forward copy of approval

to Town for the file.

Four lot sub-division will be located in high density residential district. Bottom is in flood zone but concerns for wells, lot sizes and depths meet regulations.

Paradis Lane Ext. will be private road.

Any development in flood plan would be subject to flood plan regulations.

David Ovitt submitted a letter for the Boards consideration. Discussion of past problems large farm equipment, dust, noise and spillage on private road when accessing farmland.

Discussion of the formation of association for maintenance of private road.

William made a motion to approve preliminary plans, Ken seconded the motion and it

passed 3-0 in favor. Will return July 6th, 2015 for final approval.

Rodney Allen, Deanna Allen, Carol Allen and Rock Allen joined the meeting and spoke to

the Board informally about a proposed two lot sub-division and a boundary line adjustment.

The parcel is jointly owned and is located in the conservation district requiring 25 acres per lot with 400 feet of frontage. The proposed lots would be 23.2 acres not meeting lot requirements, two lots could meet frontage requirement. At end of discussion the Applicants were going

to submit an application to the Zoning Board of Adjustment asking for a variance from the

Zoning Regulations District Requirements.

The Board reviewed the proposed changes to the Town Plan.

Will return July 6th, 2015 for final approval of two applications.

August 3rd, 2015 will have public hearing for proposed Town Plan.

William made a motion to adjourn the meeting, Ken seconded the motion and it passed 3-0 in favor. Meeting adjourned at 9:08 p.m.

Respectfully Submitted,

Darlene C. Marrier

