

**Town of Bakersfield**  
**Planning Commission Unapproved Minutes**  
**July 11<sup>th</sup>, 2016**

**Board members present:** William Irwin, Ken Carter, Gary Foote and Heather Jewett.

**Applicant (s) present:** Andre Villeneuve, Deanna Allen, Rodney Allen, Roderick Allen, Carol Allen, Rock Allen and Joanne Reed Allen.

**Abutter (s) or Interested Parties present:** Benjamin Bornstein by phone.

**Guest (s) present:** None.

**Clerk for Board/ZA:** Darlene Marrier.

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

There were no changes made to the agenda.

The Board reviewed Rebecca Cassel's mylar for her proposed sub-division. The changes to the map and mylar for PC-01-2016 had been made and it was signed. The mylar will be forwarded to the Town Clerk for recording.

Andre Villeneuve was sworn in and presented the proposed Villeneuve/Haible map for a boundary line adjustment. The following changes were made to the map. To remove the solid line and make it dotted (where the proposed line will be adjusted), eliminate description of lot 1A & lot 2A, describe parcel to be conveyed, describe any historical or archeological sites, show all slopes in excess of 15-25%, list any road names, show locations of existing or proposed utilities, wells and waste water systems.

Ken made a motion to approve the final plot plan for the boundary line adjustment for John Haible & Andre Villeneuve, Heather seconded the motion and it passed 4-0. The Board instructed Mr. Villeneuve to submit a mylar to the Town for signing by the Planning Commission and recording by the Town Clerk. The Board also recommended that the right of way be captured in his deed when its written.

Eric Wunderlich was not present and no new information had been submitted. The Board instructed the Zoning Administrator to write a letter to continue the hearing until Mr. Wunderlich notifies them he is prepared to continue.

Gary Foote recused himself for the Allen hearing. The Allen's were sworn in and presented the proposed two lot sub-division and boundary line adjustment. The current lot has 69.6 acres of land with two camps. Mr. Bornstein joined the hearing by phone.

Discussion followed about how the Allen's went to the ZBA for a variance from the district regulations and it was approved. The Planning Commission said they had spoken with the Select Board and Northwest Regional planning Commission for opinions about the variance and whether it was binding upon them. The Board said they were attempting to make conforming lots otherwise this could set precedence for the Town in the future.

Mr. Bornstein was in Vermont in early July and walked the woods with Rodney Allen. If a boundary line adjustment between him and the Allen's was to be proposed and approved it would allow the Allen's to have three conforming lots.

The Planning Commission repeated that they were a quasi judicial board and were not bound by the decision of the Zoning Board of Adjustment. That their approval would not hurt any future application if it were denied.

Benjamin Bornstein ended the phone call and the Allen's went outside for discussion and returned to ask that the Board make a decision on the application as proposed tonight. Mr. Bornstein was called and informed of the Allen's decision to ask for a vote.

The Allen's and left the meeting so the Board could deliberative privately.

Ken made a motion to approve application PC-02-2016 for the Allen's proposed two lot subdivision and boundary line adjustment, Heather seconded the motion and it failed 3-0. Application was denied.

The Board scheduled the next meeting of the Planning Commission to review the bylaws for possible changes on August 1<sup>st</sup>, 2016.

Ken made a motion to adjourn the meeting, Gary seconded the motion and it passed 4-0 in favor. Meeting adjourned at 8:50 p.m.

Respectfully Submitted,  
Darlene C. Marrier