

PUBLIC HEARING

BAKERSFIELD ZONING AND SUBDIVISION BYLAW

**Scheduled for Monday, December 5, 2016 at 7:00 p.m.
at the Bakersfield Town Office**

Notice is hereby given to the residents of the Town of Bakersfield, Vermont that the Bakersfield Planning Commission will hold a hearing on December 5, 2016 at 7:00 p.m. at the Bakersfield Town Office to consider for adoption the following proposed Bakersfield Zoning and Subdivision Bylaw pursuant to Chapter 117 of Title 24, §4384 and §4441 V.S.A. The B Bakersfield Zoning and Subdivision Bylaw will modify and replace the current zoning bylaws, subdivision regulations and flood hazard regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of the Act, and to implement the Bakersfield Town Plan.

This draft proposed regulations includes ten general sections: Authority and Purpose; Administration and Enforcement; Zoning Districts and District Regulations; Permit Review Procedures and Standards; General Regulations; Specific Use Standards; Subdivision Review; Planning and Design Standards for Subdivisions; Planned Unit Development; Flood Hazard and River Corridor Regulations; and Definitions. The Bakersfield Planning Commission has revised and updated the regulations to be more user-friendly and to conform with current state and federal regulations. Proposed changes include clarification of standards pertaining to the protection of primary conservation resources, revision district standards for the Village District, including of standards of review for River Corridors, and revision of subdivision application requirements. A full report outlining proposed changes to the regulations, and the full text of the proposed regulations, are available at the Bakersfield Town Clerk's Office.