

Town of Bakersfield  
Planning Commission Minutes  
June 5, 2023

The Public Hearing was opened at 7:02 PM. The Chair asked if there were any adjustments to the agenda. Folks were interested in adding a discussion about revision of the Town Plan and cannabis growing operations to the agenda.

Introductions were made of the Planning Commission members in attendance: Tami Brennan, Ken Carter, Nicky Cribb and Bill Irwin. Time was made available for public comment. No one had anything to share.

The proposed Pikna/Woodard Minor Subdivision/Boundary Line Adjustment case was opened. Mr. and Ms. Pikna and Mr. Woodard were present to describe the project. The two parties had purchased 47.5 acres of land together that was adjacent to their current properties. They sought to dissolve some property lines and add some property lines. The result of these boundary line adjustments would be two equal lots of 23.75 acres each, one for the Piknas and one for Mr. Woodard.

The Board was provided with preliminary plot plans and had questions about the land and any improvements. The Board recommended that a final plat needed to include all the relevant elements of Table 7.1 in the Zoning Bylaw including contour lines, existing structures if there were any and wetlands. Ken Carter made a motion to accept the plan as a preliminary plot plan noting a final plat plan on mylar could be approved if all the criteria of Table 7.1 were added. The motion was seconded by Nicky Cribb and passed 4 – 0.

The Commission reviewed the May 1, 2023 minutes. They were approved after a motion by Tami Brennan and second by Ken Carter. Motion passed 3 – 0. Bill Irwin abstained. as he was absent May 1.

The Zoning Administrator provided her report. She described the property on Route 36 near East Fairfield where the old building remnants were demolished. It has been purchased by Carl Stone so he can build an automobile storage structure there. Some vehicles will be stored unsheltered until the storage barn is built. She also described someone inquiring whether a property on Main Street was being purchased for a cannabis growing operation. The realtor selling the property said that rumor is false

This rolled into discussions about the revision of the Town Plan in 2024. All in attendance were encouraged to participate in the revision process with special recognition to Linda McCall who has talked about ideas for Town Plan revision in a past meeting. Other topics of interest include more residential housing development, energy and climate change, cannabis operations and accessory dwellings.

The next meeting is scheduled for July 3, 2023, but all agreed that would not be good due to holiday celebrations. The meeting will be postponed until July 6 at 7:00 PM. A motion to adjourn was made by Ken Carter and seconded by Nicky Cribb. Passed 4 – 0. Adjournment was at 8:30 PM.

Submitted by William Irwin, Bakersfield Planning Commission Chair 6/12/2023.