

Town of Bakersfield  
Planning Commission Minutes

August 21, 2023

The meeting will be held in person at the Town Hall and telecast at:

<https://us02web.zoom.us/j/81566969046?pwd=WFZhSVgoUmJlajJvR3g3VlJRQTFSdz09>

The public hearing was opened at 7:23 PM. Planning Commission members present at the meeting were Tami Brennan, Nicki Cribb and Bill Irwin. Also present were Jason Barnard of Bernard and Gervais, LLC and Rock Allen a petitioner for a boundary line adjustment.

The chair asked if there were any adjustments to the agenda. There were none. Introductions of Planning Commission were made. There was a request for public comment. There was none. A public hearing on the boundary line adjustment for Rock Allen was opened. Jason Barnard spoke on behalf of his client. He presented a sketch plan focused on three properties on Gambler Road near its intersection with Route 108 South in Bakersfield.

The application requested a boundary line adjustment be made to separate 3.33 acres from property owned by Michelle Murphy so it could be sold to Rock Allen who would incorporate that land into his current property of 112.8 acres. The result would be the Rock Allen property being 116.3 acres and the Murphy property being 2.0 acres. Both properties were noted to have appropriate road frontages and the Michelle Murphy property was shown to remain with an area as backup for septic services. That area required an easement on the Rock Allen property and that too, was indicated on the drawings. All but one of the other requirements for a preliminary sketch and a final plot plan existed. That was the inclusion of contour lines to show possible land of undevelopable slope and wetlands.

A motion was made by Nicki Cribb to accept the plans for both preliminary and final on the condition that the final plot plans show the contour lines. Tami Brennan seconded the motion. After further discussion was offered a vote of 3 to 0 vote passed the motion.

The Commission reviewed the June 5, 2023 minutes. A motion to accept them as drafted was made by Nicki Cribb, seconded by Tami Brennan and passed 3 to 0 after no further discussion.

Time was provided for the Zoning Administrator's report. Brenda Churchill was not present, but Tami Brennan brought up the email Brenda sent regarding the property near the Fairfield/Bakersfield line on Route 36 where the property owner sought to build a structure for storage. Part of the property is in a river corridor flood plain and the Zoning Administrator has contacted the Agency for Natural Resources and the Northwest Regional Planning Commission for advice on permitting. The Planning Commission will be interested to hear about the findings.

Discussed the next meeting for August. The chair has a conflict. Rescheduled the next meeting to August 21, 2023 at 7:00 PM. Motion to adjourn by Tami Brennan, seconded by Nicki Cribb, passed 3 to 0. Adjourned at 8:13 PM.

Submitted by William Irwin, Bakersfield Planning Commission Chair 7/7/2023.