

## Town of Bakersfield Planning Commission Minutes

June 20, 2022

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

<https://us02web.zoom.us/j/82250911639?pwd=VUluOVVacER0Y0ITdE0zZ0pJNnFgdz09>

We opened the Public Hearing at 7:04 PM. In attendance from the Planning Commission were Ken Carter, Tami Brennan, Nicky Cribb and Bill Irwin. In attendance from the public were Northwest Regional Planning Commission Planner Emily Klofft, Zoning Administrator Brenda Churchill, Select Board Member John West, Lindsey Gates and Hobie Gates. Asked if there were any adjustments to the agenda. There were none. Introductions of the Planning Commission were followed by introductions of members of the public.

Opened the Gates/Vincent Boundary Line Adjustment Hearing at 7:11 PM. Lindsey Gates and Hobie Gates introduced themselves. It was noted that no one representing the Vincents was in attendance. Nevertheless, discussion proceeded to the issues. First was the boundary line adjustment as presented on a drawing provided to the Town. Second was the requirement for Written Notice of abutters as described in the Bylaws.

There are 18 abutters with the property as represented in the plan drawings shared at the meeting. The Planning Commission interprets the bylaw on written notice to abutters to apply to all 18 for the case as presented. The costs associated with providing written notice to all 18 abutters are significant. At the request of the petitioners, the hearing was continued to July so the Gates could look at the deeds to their farm and see if the boundary line adjustment effects only one deeded property that may reduce the number of abutters to be provided written notice.

There was a request for any public comment, and there was none. We then proceeded to a discussion of planning issues with Emily Klofft, a planner from the Northwest Regional Planning Commission (NRPC). One service is a review of municipal plans and bylaws. Emily noted that both are in good keeping with current regulations but could use updating in the future for new legislative priorities and new public initiatives. She noted she would provide a full report in writing to the Planning Commission when her review is completed sometime after this meeting.

Ms. Klofft described what the NRPC does for municipalities and then focused on services related to revising of the Town Plan due in 2026 and the Bylaws that are often revised after the Town Plan is revised. She asked the Planning Commission for their thoughts on Town Plan and Bylaw revision. Initiatives on housing, energy, climate change and equity were discussed relative to the Town Plan and fixed area allocation and the bases and delineation on maps of zoning districts were discussed relative to the Bylaws. The Commission thought obtaining a grant to cover the costs of revisions would be useful. Ms. Klofft suggested a grant be sought in 2024 for 2025 work.

The Commission reviewed the May 2, 2022 minutes. A motion by Ken Carter to approve with a second by Nicky Cribb was followed by a 4 – 0 vote in favor of approving them. The Zoning Administrator report was provided by Zoning Administrator Brenda Churchill. She stated her current issues were all related to the Gates/Vincent hearing, and had nothing more to report for the evening. We then discussed the next

meeting scheduled for July 4, 2022. We decided to postpone it to July 6 at 7:00 PM because of Independence Day. Ken Carter made a motion to adjourn at 8:33 PM, Tami Brennan seconded and the meeting was adjourned with a 4 – 0 vote in favor.

Submitted by William Irwin, Bakersfield Planning Commission Chair on 6/21/2022