

## Bakersfield Planning Commission Meeting June 20, 2024 - Minutes

The meeting was called to order at 7:08 pm.

Present from the commission: Tami Brennan, Ken Carter, Nicola Cribb, Bill Irwin

The agenda was adjusted. The May 6 minutes were reviewed and approved.

The zoning administrator (Brian Westcom), Carl Stone and Jordon Stone discussed the plan for Stone's Garage car storage on the Route 36 Old Creamery site. Carl said the site has always been commercial. He explained he wants to have a building to store totalled vehicles that have to be held until insurance issues are resolved.

The previous zoning administrator was concerned about wetlands. Brian has tried to contact the state but there has been no response. He said he does not need the state to sign off before issuing a permit. He would require a 9x6 lagoon in the corner of the building to contain fluids and 4 bales of hazardous waste rags. He said this site is no different from other local garages and is probably in a better site than most.

Bill said that according to the map, the building can be located on the site so it is out of the 100 year flood plain.

Carl stated it is not a salvage yard because every vehicle is registered.

Bill noted he appreciates their plan to mitigate the fluids concern. Carl said he wants it to look good and comply with safety regulations, and ultimately will black top the driveway and bank it to keep fluids contained.

Bill said the planning commission has been asked by the Zoning Administrator to review the by-laws as it pertains to this site. The Commission reviewed 5.5 and 5.11. Bill said typically the Zoning Administrator would work with the land owner on what needs to be done to comply with by-laws and regulations. Brian said he has the answers he needs and feels he will be able to work with Carl to come up with a plan that will be good for the town, and safe.

Heather Jewitt arrived at 7:55.

Under public discussion, Brian said he has been getting questions on shipping containers regarding whether or not they are considered permanent structures.

Tami said if a structure is not moved for 183 days it is taxed as a permanent building, even if it is moveable.

Brian asked if the town by-laws address solar panels. He is concerned that some installers are not getting the correct permits and that the town has no say in the structures that are being built to support solar panels, or the size of an array. Bill explained the state does the permitting through the Public Service Board and that the state will give municipal and regional energy plans substantial deference if they exist. Bakersfield does fall under the regional energy plan, but does not have a municipal plan. This should be addressed when we review the town plan.

The next meeting will be Monday July 1st at 7pm.

The meeting was adjourned at 8:43pm

Respectfully submitted by Nicola Cribb, secretary.