

Bakersfield Planning Commission Meeting May 6, 2024

Minutes

The meeting was called to order at 7:10 pm.

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

The commissioners introduced themselves.

The agenda was adjusted to add officer elections. Ken nominated Bil Irwin for chair, seconded by Nicky. Nicky nominated Ken for vice chair, seconded by Bill. Tami nominated Nicky for secretary, seconded by Ken. The nominations were voted for as a slate which was unanimously approved.

The Village Designation was removed from the agenda as the letter has already been signed.

Nicky made a motion to approve the minutes from the April meeting. Tami seconded. Approved by Nicky, Tami and Ken. Bill abstained – not present at the meeting. Ken signed the mylar for the Krieger subdivision (approved on 4/15/24).

The Zoning Administrator was not present to give a report. Bill asked for some clarification of the discussion regarding the salvage yard on Route 36. John West spoke on the subject in the capacity of selectboard member. He explained he has talked to the Department of Environmental Conservation and a representative will arrange to meet Carl Stone to discuss the situation. The nearby wetland is a significant concern. Tami confirmed that Mr. Stone applied for a permit with the intention of constructing a building to contain salvaged vehicles temporarily and that the original permit has stalled. Mr. Stone was

asked to put a fence around the vehicles by the previous Zoning Administrator, which he has done. The PC concluded the DEC will have to determine what Mr. Stone needs to do. Additionally, he will have to comply with the by-laws and be reviewed for fire safety.

The PC is concerned that in it's current state the property is considered a salvage yard and does not adhere to regulations. The PC acknowledged that Mr. Stone wants a building and submitted a permit for that purpose. Nicky made a motion to invite the Zoning and Administrator and Carl Stone to the next meeting so that the PC can review a memo the Zoning Administrator about the Stone property. Ken seconded. Passed unanimously.

The PC discussed the need to review the by-laws and the Town Planning Process / time line. The work on the town planning process will happen in 2025 and the town will vote on the proposed plan at town meeting day in March 2026.

The next meeting will be Thursday Jun 2th at 7pm.

Tami moved to adjourn. Ken seconded. The meeting ended at 7:12pm

Respectfully submitted by Nicola Cribb, secretary.