

Town of Bakersfield
Planning Commission Minutes
September 19, 2022

The meeting was held in person at the Town Hall and telecast at:
<https://us02web.zoom.us/j/81566969046?pwd=WFZhSVgoUmJlajJvR3g3VlJROTFSdz09>

Opened the Public Hearing at 7:08 PM. In attendance for the Bakersfield Planning Commission were Ken Carter, Tami Brennan, Nicky Cribb and Bill Irwin. Zoning Administrator Brenda Churchill was also present and she ran the web telecast. Members of the public in attendance were Michael Gevais, Arlene O'Rourke, J. Michael O'Rourke, David Ovitt, Leo McCarthy, Dennis Ovitt, and Sabrina Ovitt.

Asked for adjustments to the agenda, there were three: added hearings for 1) Mike and Arlene O'Rourke, a minor subdivision sketch plan review, 2) Bob Anderson, a minor subdivision sketch plan review, and 3) Marcel Parent, a major subdivision sketch plan review. These were inserted in the agenda before the public comment and review of the August 1, 2022 minutes.

In the minor subdivision sketch plan review for Mike and Arlene O'Rourke, Michael Gervais of Barnard & Gervais, LLC presented a sketch plan with a simple subdivision to carve out a ten acre lot from their 281 King Road 40 ± acre existing property. All requirements for sketch plan and final plan were present except contour lines which were requested for final plat mylar. Ken Carter moved to accept the plans as fina on the condition the final mylar plat include contour lines. Nicky Cribb seconded. The motion passed 4 – 0 after further discussion.

No one came to represent Bob Anderson for his minor subdivision sketch plan review, so that hearing was not opened.

As such, the Marcel Parent a major subdivision sketch plan review was opened at 7:30. Michael Gervais of Barnard & Gervais, LLC presented plans for a planned unit development on North Route 108 south of County Road. In the sketch plan, four lots were identified. Lot 1 was shown as 36.1 acres with 20 acres of it set aside to preserve agricultural and forestry purposes and maintain a rural character. Lots 2, 3 and 4 were between 1.0, 0.8 and 2.2 acres respectively. A driveway easement to lot 4 through Lots 2 and 3 was shown as was a shared septic system for Lots 2, 3 and 4. Other elements required of a sketch plan for a major subdivision were shown.

Mr. Gervais and Mr. Parent answered questions presented by the Bakersfield Planning Commission as well as Dennis Ovitt, David Ovitt, Leo McCarthy and Sabrina Ovitt. Most focused on Dennis Ovitt's well protection area near the southern end of the property in question, and future uses of the preserved 20 acre lot. Mr. Gervais assured Mr. Ovitt that his well would remain protected, the Planning Commission was satisfied the discussed land use options. Ken Carter moved to accept the sketch plan and Tami Brennan seconded it. The motion passed 4 – 0 after further discussion.

Requests for additional public comment were made and there were none, the August 1. 2022 minutes were reviewed and approved 4 – 0 after no discussion; and the Zoning Administrator gave her monthly report. There were likely going to camps be discussions about bylaw and Town Plan changes for camps (definition and residency requirements) and junk cars. We also discussed the October 3, 2022 meeting. It was decided that it would be best if it were moved to the third Monday of October 17, 2022. The meeting was adjourned at 9:15 PM,

Submitted by William Irwin, Bakersfield Planning Commission Chair 9/28/2022