



To: Bakersfield Planning Commission
From: Luke Slomba, Regional Planner
Date: December 30th, 2025
Subject: Bakersfield Town Plan Outreach Summary

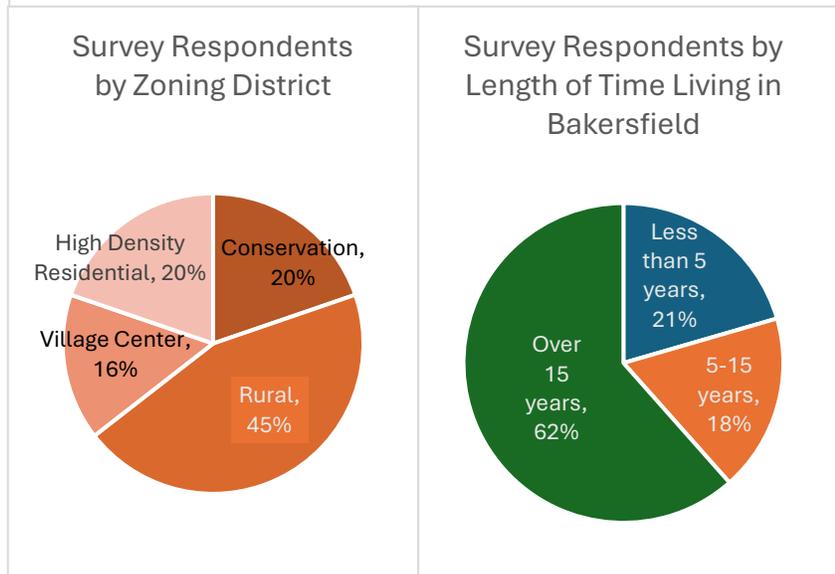
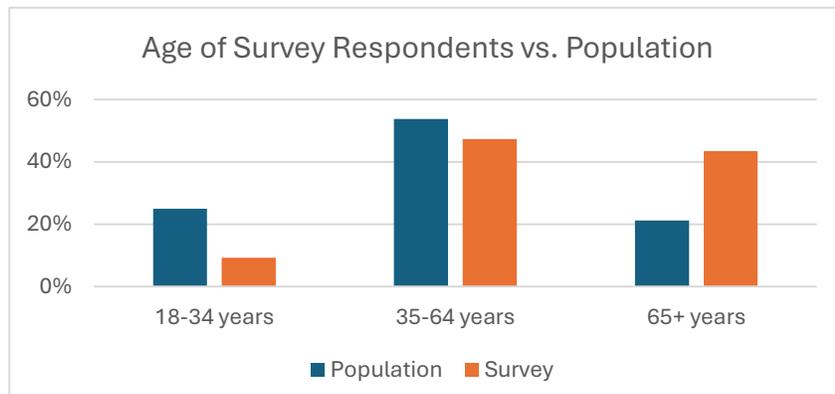
Distribution

Paper copies of the survey and invitations to the workshop were mailed to 565 addresses of registered voters and property owners. Completed surveys could be dropped off at the Town Office and Library, and the paper copies also contained a link and QR code to the online version. Flyers advertising the survey and workshop were posted at the Town Office and Library, and additional paper copies of the survey were also available at these locations. The survey and workshop were advertised on local social media platforms.

Participation

The survey received 79 responses. 76 responses were from year-round residents, which represents 7.1% of the adult year-round population. 3 responses were received from seasonal residents. More survey respondents were ages 65+ than the population, while residents ages 18-34 are underrepresented in responses. Respondents were distributed across Bakersfield with 15% living in the Village Center district, 20% in the High Density Residential district, 45% in the Rural district and 20% in the Conservation district. A majority of respondents have lived in Bakersfield for over 15 years.

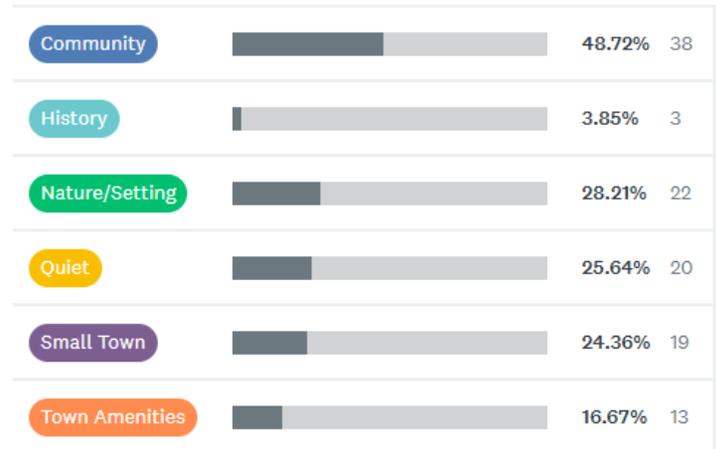
The workshop was attended by about 50 local residents. Similar to survey respondents, attendees skewed older but all age groups were represented. Attendees included local farmers, business owners, property owners, and some families with children.



Results

What do you like?

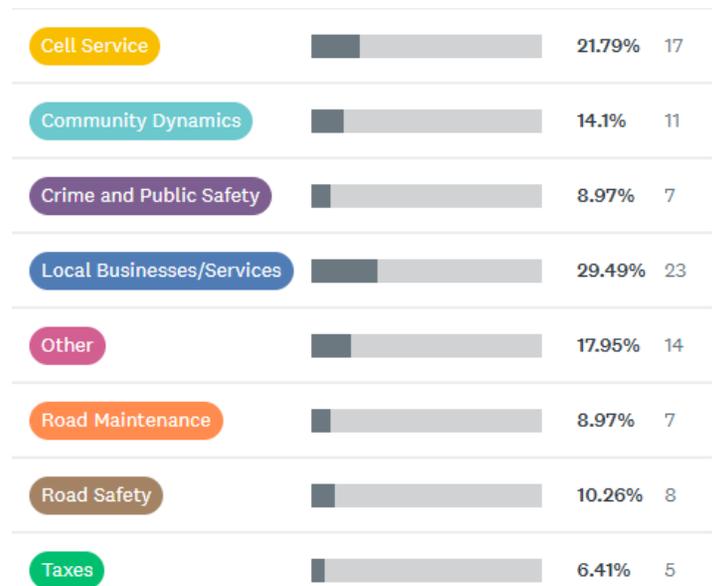
Most survey respondents responded similarly to this question. The most commonly mentioned positive aspects of Bakersfield were friendliness and a strong sense of community, small-town Vermont feel, the beauty of the natural landscape, and quietness. Residents also mentioned town amenities such as the school, sidewalks, library, community events, and recreational opportunities. A few residents also mentioned the town’s sense of history and historical buildings.



Example response: *“Small, friendly community in a beautiful setting.”*

What do you dislike?

The most commonly mentioned negative aspect of Bakersfield was the lack of businesses, including grocery stores and restaurants, and long distances to doctors and other services. Poor cell service was also a very common issue. Residents offered perspectives on community dynamics and change, with some concerned about too much growth and change and others concerned about the town becoming too stagnant. A few residents had concerns related to speeding on roads and pedestrian safety, as well as road maintenance. Concerns related to high taxes, crime, public safety and a lack of police presence were also mentioned.

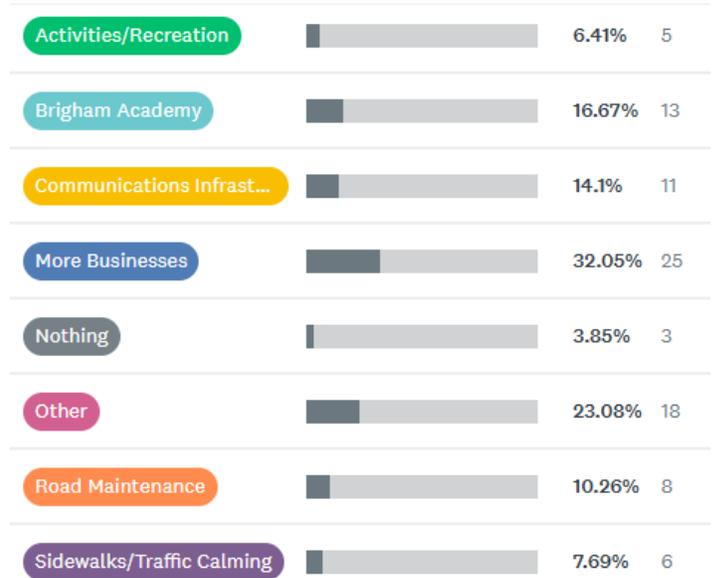


Example response: *“Cell service, distance to grocery store, no restaurant”*

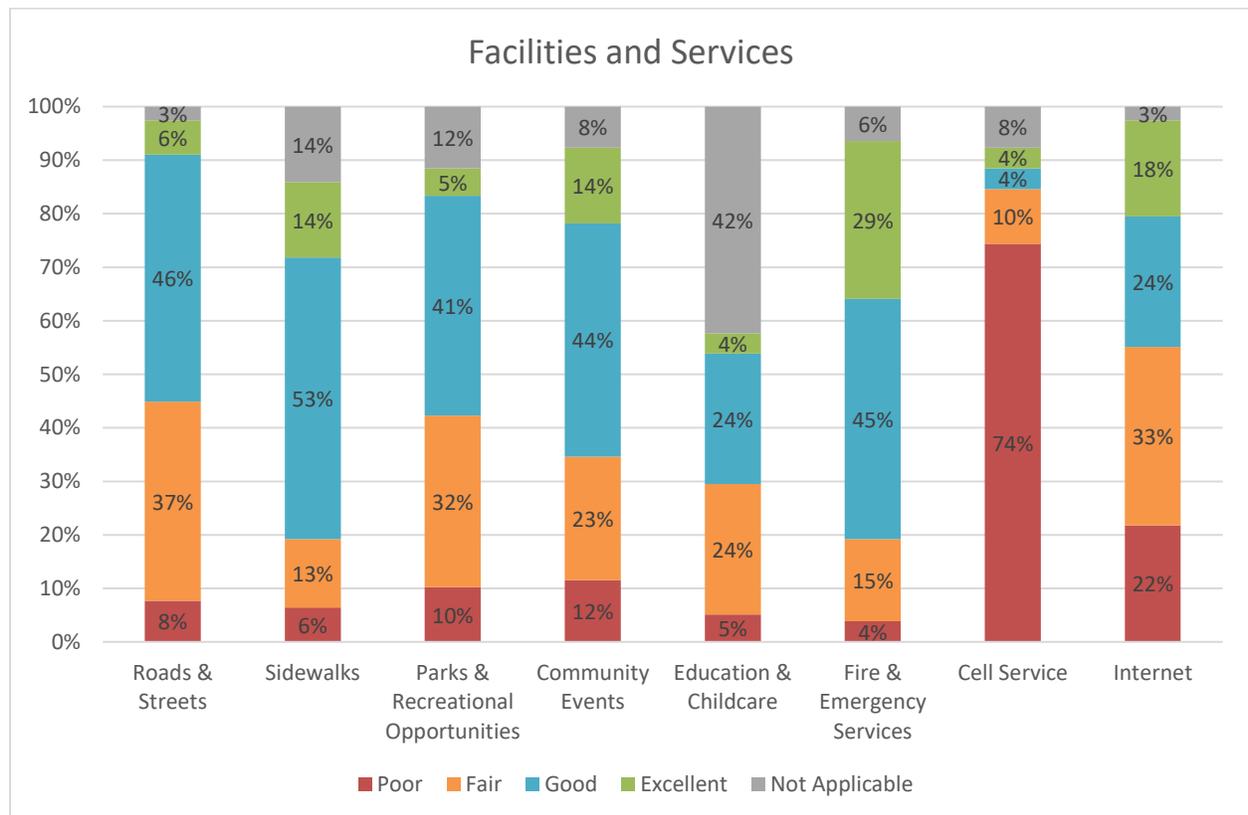
What would you change?

The most common desired change in Bakersfield was more local small businesses, including a general store, grocery store, café/bakery, and restaurant. Revitalizing Brigham Academy was also a commonly mentioned priority, as well as an increase in cell service. A few residents mentioned a need for more sidewalks and interventions to prevent speeding, including speed bumps and increased police presence. Better and more consistent road maintenance was also mentioned.

Example response: *“Bring in a small grocery store. Repair the Academy - bring it back to life for community use.”*

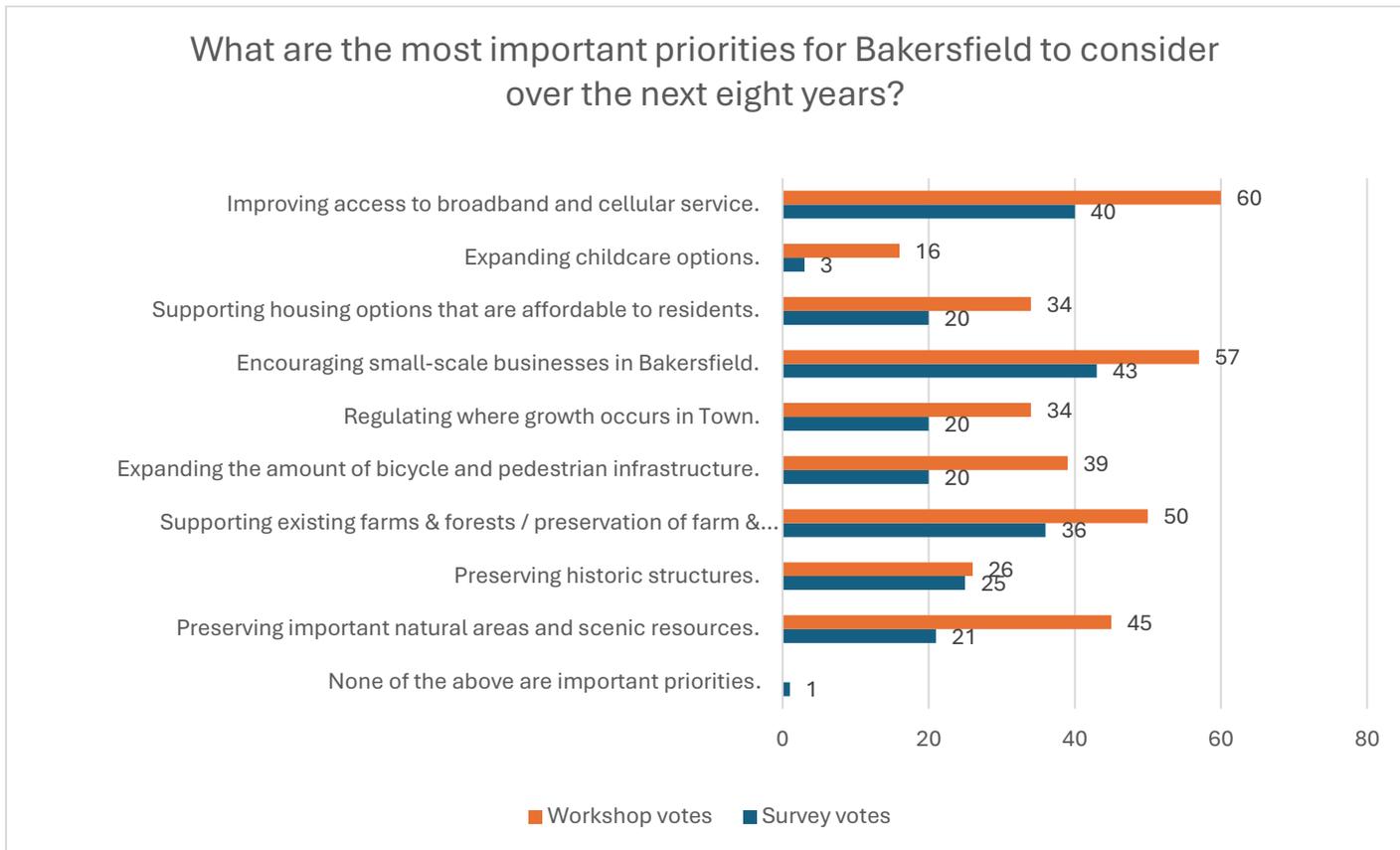


Town Facilities and Services



On the survey, residents were asked to rate town facilities and services on a scale from Poor to Excellent. Cell service was rated lowest by far, with 3/4 of respondents rating it as Poor. Fire and emergency services were rated highest, 3/4 of respondents rating it Good or Excellent.

Top Three Priorities



This question was asked on the survey and was also the main focus of the community workshop discussion. During the workshop, residents were given ten stickers each to vote on these priorities and were able to distribute their votes however they wanted. The top three priorities were then discussed in breakout groups. In the survey, respondents were asked to choose their top three choices. The survey responses and workshop votes both resulted in the same list of top priorities:

1. Improving access to broadband and cellular service.
2. Encouraging small-scale businesses in Bakersfield.
3. Supporting existing farms and forests, and the preservation of farm and forest land.

The workshop discussions of each priority are summarized below:

Improving access to broadband and cellular service:

Participants said that cell service is important because it provides access to emergency services like fire and rescue, and is also necessary during power outages which are a common occurrence in Bakersfield. Cell service also helps people who work outside to reach the internet. Participants expressed concern that landlines are going away, and are worried that without cell

service they will have no phone service at all. Internet service is important because it helps people run home-based businesses.

Participants supported additional monopoles rather than lattice towers, and co-location of wireless carriers to reduce the number of monopolies. To create more cell infrastructure, participants suggested working with providers to make a plan that meets both providers' needs and protects the public's interests, and putting ideas to protect public interest in the Town Plan. Participants supported encouraging private investment in cell infrastructure rather than using tax dollars.

Encouraging small-scale businesses in Bakersfield:

Community members agreed they want to be able to support local businesses, know what and where those businesses are, and to do more business in Bakersfield rather than having to go elsewhere.

Participants stated the need for a general store, somewhere to eat, coffee shop, bakery, and hardware store. Businesses should be in the center of town, on Main Street where they can be seen. Residents really want somewhere for the community to gather informally.

The main hurdle identified was space – where can business go in Bakersfield? There was a discussion on the potential of repurposing a town building to attract business, maybe a co-op for local vendors. Tax incentives might be a step the town could take to attract small business.

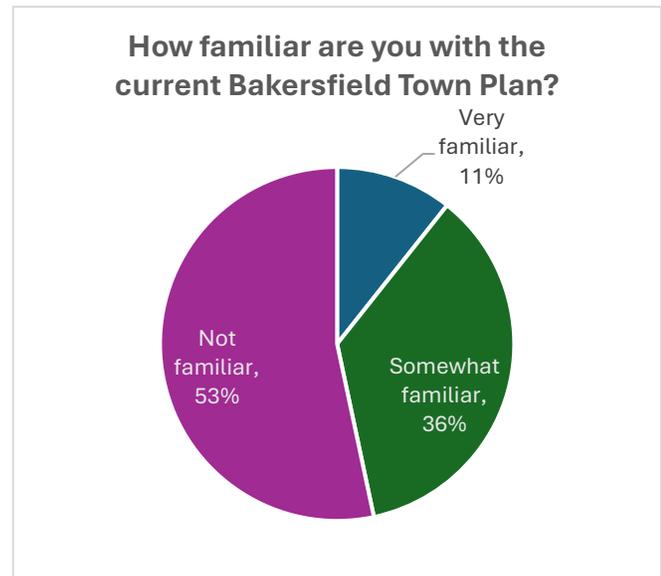
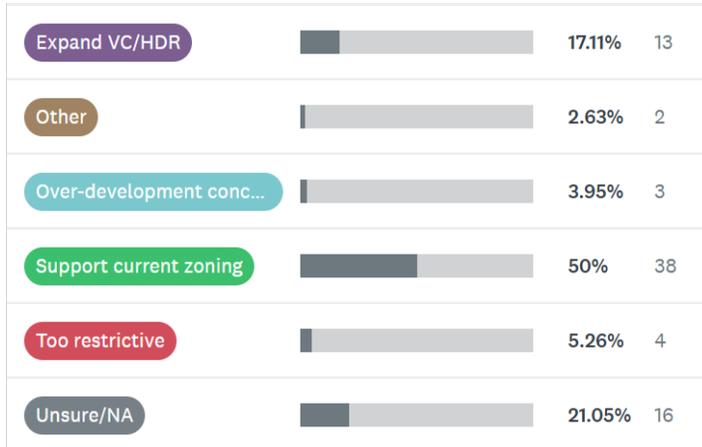
Supporting existing farms and forests, and the preservation of farm and forest land:

Participants in this discussion included local farmers. The group discussed threats to existing farms, including farmers aging and not having anyone to take over the business. There was discussion of the question, "What is agriculture?", and participants supported making this definition inclusive as possible. Participants were worried about the recent court decision in Essex Junction and the potential for smaller farms to be more regulated. Residents think it's important to support agriculture of all sizes in Bakersfield. Participants also noted that farms are evolving and finding new ways to make profit including specialty and value-added products.

There was also discussion of the effect of rural zoning on agriculture, including the potential for large minimum lot sizes to fragment blocks of farmland. Participants suggested that the Town revisit the zoning regulations to ensure they are not contributing to fragmentation of farm and forest land.

Zoning Districts and Town Plan Familiarity

What do you think about the current zoning district boundaries and descriptions? Do they make sense as a direction for the town's future?



On the survey, residents were asked their familiarity with the current Bakersfield Town Plan. Over half of respondents said they were not familiar with the current Town Plan.

The survey also included the current Bakersfield Zoning Map and shortened versions of the district purpose statements. Residents were asked whether the district boundaries and purpose statements made sense to them as a direction for the Town's future. 50% of respondents supported the current zoning boundaries and purpose statements, and 21% were unsure. The remaining 29% had specific concerns related to zoning.

Of those who had concerns, the most common concern was the areas designated for growth being too small, and a need to expand the Village Center and/or High-Density Residential districts to accommodate growth and take pressure off of rural areas. Respondents were concerned that the town was considering eliminating the High-Density Residential District and supported keeping it.

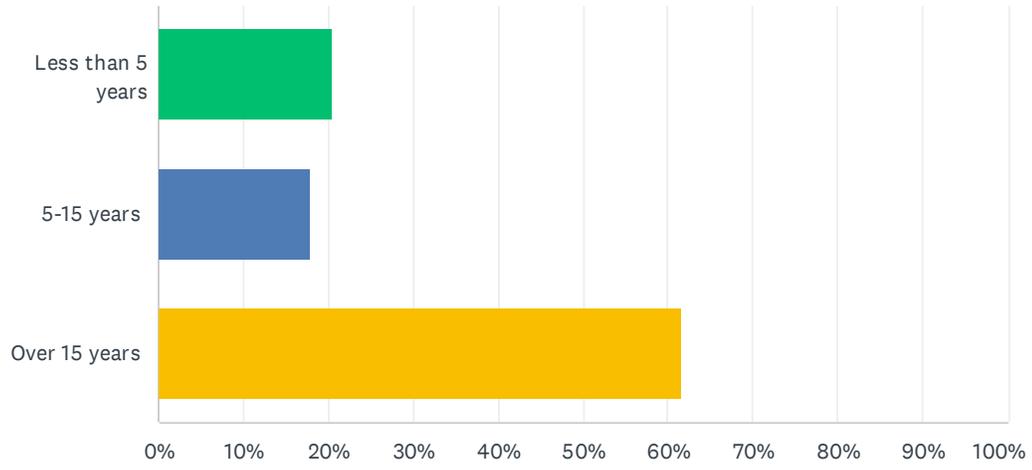
Some respondents thought the current zoning to be too permissive and had concerns with noise and over-development. Other respondents thought the current zoning to be too restrictive, unfairly limiting what property owners are able to do on their land.

Full survey responses

A complete list of all survey responses is attached on the following pages.

Q1 How long have you lived in Bakersfield?

Answered: 78 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 5 years	20.51%	16
5-15 years	17.95%	14
Over 15 years	61.54%	48
TOTAL		78

Q2 What do you like most about living in Bakersfield?

Answered: 78 Skipped: 1

#	RESPONSES	DATE
1	Quiet Peace and quiet.	11/28/2025 10:35 AM
2	Town Amenities Being able to walk in town. School	11/25/2025 7:27 PM
3	Community Small Town Town Amenities The quaintness, sidewalks, school, the village greens, music in the park, events that bring the community together like July 4th	11/25/2025 7:22 PM
4	Nature/Setting Town Amenities Beautiful landscape, school, sidewalk in town	11/25/2025 6:54 PM
5	It's not in Chittenden County	11/25/2025 6:51 PM
6	Town Amenities The library and community do a lot of great things for children in town	11/25/2025 6:28 PM
7	Small Town Town Amenities Small town in Vermont. School in town K-8. Services - Post office, store with gas pumps, library.	11/25/2025 6:07 PM
8	[blank]	11/25/2025 6:04 PM
9	Community The people	11/25/2025 6:03 PM
10	Community Small community	11/25/2025 6:01 PM
11	Community Nature/Setting My beautiful property, my wonderful neighbors	11/25/2025 6:01 PM
12	Quiet Privacy	11/25/2025 5:58 PM
13	Town Amenities Access to amazing road cycling and we recently checked out the Lamoille Valley Rail Trail	11/25/2025 5:55 PM
14	History The history	11/25/2025 5:45 PM
15	Community I've been here my entire life and know most people in town.	11/25/2025 5:09 PM
16	Community Town Amenities Friendly people generally. Has village center	11/25/2025 5:07 PM
17	Nature/Setting Good deer hunting	11/25/2025 5:05 PM
18	Small Town Small town	11/25/2025 5:04 PM
19	Community Nice people	11/25/2025 5:02 PM
20	[blank]	11/25/2025 5:01 PM
21	Community History The history and people in the community who strive to make our town a better place while protecting our historic spaces.	11/25/2025 4:47 PM
22	Community Nature/Setting The beauty and the community	11/25/2025 4:44 PM
23	Town Amenities NWSWD collection site	11/25/2025 4:30 PM
24	Community Great community. People help each other and know each other and care about each other	11/25/2025 4:28 PM
25	Community Community!	11/25/2025 4:25 PM
26	[blank]	11/25/2025 2:51 PM
27	Community Quiet The community and quietness	11/25/2025 2:50 PM
28	Community Being back on family land, small community	11/25/2025 2:49 PM
29	Community Traditional Vermont community is marvelous.	11/25/2025 2:48 PM
30	Community Nature/Setting The views, the community	11/25/2025 2:45 PM

Bakersfield Town Plan Community Survey

31	Quiet Small Town Hometown feel, quiet, great place to raise children	11/25/2025 2:43 PM
32	Small Town Small town living	11/25/2025 2:42 PM
33	Community Neighbors / Community	11/25/2025 2:41 PM
34	Small Town Small town	11/25/2025 2:39 PM
35	Quiet Peace and quiet	11/25/2025 2:38 PM
36	Community Quiet It's quiet, folks are friendly	11/25/2025 2:35 PM
37	History Small Town Small town feel, historical buildings	11/25/2025 2:34 PM
38	Community Community	11/25/2025 2:32 PM
39	Community Nature/Setting Town Amenities Affordable; peaceful/country/spacious; fourth of July/community celebrations	11/24/2025 10:17 PM
40	Community Small Town The community is friendly, the small town atmosphere of good old Vermont.	11/21/2025 8:46 AM
41	Nature/Setting Beauty of living in the country	11/10/2025 12:03 PM
42	Nature/Setting Town Amenities Rural area and the local outdoor opportunities	11/6/2025 5:12 PM
43	Quiet I like living where I don't have other house close by.	11/6/2025 10:48 AM
44	Community I like the small community, The sense of family.	11/4/2025 8:05 PM
45	Community Small Town I like the small community and how we all come together in tough times !	11/4/2025 8:04 PM
46	Community Small Town Friendly, small town vibe	11/4/2025 8:20 AM
47	Nature/Setting It's rural character.	11/3/2025 3:19 PM
48	Community Small Town It's rural, small town community charm.	11/3/2025 11:29 AM
49	Community Nature/Setting Small Town Small, friendly community in a beautiful setting.	11/3/2025 7:53 AM
50	Community Quiet Small Town Town Amenities small, quiet and close-knit community, and small town events (4th of July and Halloween)	11/2/2025 5:03 PM
51	Nature/Setting Quiet The peace and quiet! The absolutely love the lack of people and cell service so I can truly feel peace and heal from an autoimmune disease. The fresh air, mountains and friendly townies.	11/1/2025 11:40 AM
52	Nature/Setting We love the area and how rural it is.	11/1/2025 10:55 AM
53	Community Small Town Small town ambience; care that townspeople show for one another.	10/30/2025 1:45 PM
54	Quiet peaceful, low crime, quiet at night	10/29/2025 9:30 PM
55	Quiet Town Amenities Its quiet and I like I can drive my atv through out the roads	10/29/2025 9:00 PM
56	Quiet Quiet	10/29/2025 3:22 PM
57	Community Nature/Setting Quiet I've Lived her since I was 4. Bakersfield has an amazing community that will go out of there way to help, support and care for ppl in need. It's beautiful and quiet.	10/28/2025 7:26 PM
58	Community Nature/Setting Quiet Quiet, rural, close to many beautiful places to be outdoors. Good community as well.	10/28/2025 7:21 PM
59	Community Nature/Setting Rural community	10/28/2025 5:44 PM
60	Community The close community we have	10/28/2025 10:35 AM
61	Community Nature/Setting Community- landscape	10/28/2025 5:20 AM
62	Nature/Setting The scenery, Mountain Views	10/27/2025 11:57 PM
63	Quiet Quiet and secluded.	10/27/2025 8:58 PM

Bakersfield Town Plan Community Survey

64	Nature/Setting Town Amenities	Location, safe, school choice for high school	10/27/2025 8:55 PM
65	Community Small Town	Small country feel, close community.	10/27/2025 8:42 PM
66	Small Town	It's a quaint little town. Doesn't have much to offer.	10/24/2025 12:29 PM
67	Nature/Setting Quiet	The quiet and natural surroundings	10/24/2025 9:17 AM
68	Nature/Setting	The beauty of the rural area	10/24/2025 8:49 AM
69	Small Town	It's a cute small town	10/23/2025 4:06 PM
70	Community Nature/Setting	Quite rural setting in a friendly community	10/22/2025 1:48 PM
71	Quiet	The peace and quiet.	10/22/2025 12:16 PM
72	Small Town	Small community	10/22/2025 11:48 AM
73	Community	I love our close knit community feel. The safe (for the most part) community for my family.	10/21/2025 9:49 AM
74	Small Town	Small town feel.	10/19/2025 1:06 PM
75	Community Quiet	Quiet, people are kind.	10/19/2025 7:25 AM
76	Community Quiet	When I first moved here it was quiet and the community try's to do community things	10/18/2025 6:01 PM
77	Quiet	Its away from big city life	10/18/2025 4:47 PM
78	Community Nature/Setting	The people, because of the sense of community. Also, the beauty of our area.	10/15/2025 2:41 PM

Q3 What do you like least about living in Bakersfield?

Answered: 78 Skipped: 1

#	RESPONSES	DATE
1	Local Businesses/Services Not having the general store.	11/28/2025 10:35 AM
2	Cell Service Cell service issue	11/25/2025 7:27 PM
3	Cell Service Other High housing cost, lack of cell service	11/25/2025 7:22 PM
4	Cell Service Local Businesses/Services Cell service, distance to grocery store, no restaurant	11/25/2025 6:54 PM
5	Taxes Paying taxes for town services which don't apply to me	11/25/2025 6:51 PM
6	Local Businesses/Services Taxes Taxes. I feel the taxes are too high because we have no employment other than a small store and the school	11/25/2025 6:28 PM
7	No negative feelings	11/25/2025 6:07 PM
8	[blank]	11/25/2025 6:04 PM
9	Local Businesses/Services Lack of phone service and things to do nearby	11/25/2025 6:03 PM
10	Cell Service No cell service	11/25/2025 6:01 PM
11	Cell Service Crime and Public Safety Road Safety Poor cell service, losing power, hearing about local crime, skid marks in the road	11/25/2025 6:01 PM
12	Local Businesses/Services Lack of services - no general store, 1/2-hour drive to doctors, dentists, ambulance	11/25/2025 5:58 PM
13	Other It's hard to get reliable help with small house repair projects. Not about the Town Plan, but with technology advancing and electronic payments more available, it's unfortunate to have to "pay" to make tax payments. Electronic was supposed to be easy, convenient and cheaper.	11/25/2025 5:55 PM
14	Other The changes that have been made in the past several years have been counterproductive to Bakersfield's growth, safety and welfare	11/25/2025 5:45 PM
15	Local Businesses/Services Other Lack of a store and a restaurant and other small businesses. Also a vacant Academy.	11/25/2025 5:09 PM
16	Cell Service Lack of emergency communication systems for the general public and for town service action	11/25/2025 5:07 PM
17	Cell Service Lack of cell service	11/25/2025 5:05 PM
18	Cell Service No cell service	11/25/2025 5:04 PM
19	Cell Service No cell service	11/25/2025 5:02 PM
20	Cell Service No cell phone service	11/25/2025 5:01 PM
21	Road Safety Changes that have been made that make our village less safe for families and less small business friendly. Examples: 1) Sidewalks on only one side of Main Street with NO SAFETY BUFFER. 2) Granite curbing too close to the edge of road on Main Street prevents roadside parking	11/25/2025 4:47 PM
22	Crime and Public Safety No police presence!	11/25/2025 4:44 PM
23	Local Businesses/Services No local restaurant / coffee shop / eatery	11/25/2025 4:30 PM
24	Road Maintenance Nothing (Oh - my road never gets graded because I live so far from town)	11/25/2025 4:28 PM
25	Other Road Safety Road safety - Speeding - ATVs - Watching our Town owned buildings deteriorate - North Station, Brigham Academy, Town Garage	11/25/2025 4:25 PM

Bakersfield Town Plan Community Survey

26	[blank]	11/25/2025 2:51 PM
27	Road Maintenance I do not like how much the DPW chops the trees and branches on the side of the road and just leaves them. It makes a mess!	11/25/2025 2:50 PM
28	Other Long commute to work	11/25/2025 2:49 PM
29	Other Mud season	11/25/2025 2:48 PM
30	Local Businesses/Services Don't know if I could say. But I do wish there was a way to get the country store back	11/25/2025 2:45 PM
31	Local Businesses/Services So far from stores, hospitals and doctors	11/25/2025 2:43 PM
32	Local Businesses/Services No restaurant	11/25/2025 2:42 PM
33	Community Dynamics Road Safety Main Street speeding cars, lack of diversity	11/25/2025 2:41 PM
34	Taxes Growing taxes	11/25/2025 2:39 PM
35	Local Businesses/Services Lack of general store	11/25/2025 2:38 PM
36	Local Businesses/Services A lack of small businesses	11/25/2025 2:35 PM
37	Local Businesses/Services Taxes Lack of business and industry to help with tax burden	11/25/2025 2:34 PM
38	Community Dynamics Hard to make change	11/25/2025 2:32 PM
39	Crime and Public Safety Local Businesses/Services Wandering/loose dogs; lack of convenience store/community market (maybe Stewart's taking over Jolley will help)	11/24/2025 10:17 PM
40	Local Businesses/Services I miss the general store being open and being able to buy fresh cooked food and some groceries.	11/21/2025 8:46 AM
41	Community Dynamics Becoming to populated	11/10/2025 12:03 PM
42	Road Maintenance Road Safety Noise from speeding/loud vehicles on rt 108. Roads are not the best	11/6/2025 5:12 PM
43	Road Maintenance Our dirt roads are not a well maintained as I would like.	11/6/2025 10:48 AM
44	Community Dynamics Other too many outsiders coming in and trying to change our small town to their liking instead of excepting who we are as a community. I don't like that we have given up our school.	11/4/2025 8:05 PM
45	Community Dynamics when many outsiders come in and try to change how our community has been for years and it takes away from our close bit community!	11/4/2025 8:04 PM
46	Nothing comes to mind	11/4/2025 8:20 AM
47	Community Dynamics Excessive uncontrolled growth.	11/3/2025 3:19 PM
48	Local Businesses/Services Not much, but perhaps No town store, no center.	11/3/2025 11:29 AM
49	Cell Service Road Maintenance Roads, lack of cell coverage	11/3/2025 7:53 AM
50	Taxes How high my taxes have gone up	11/2/2025 5:03 PM
51	Other Seeing the Brigham building fall apart or the possibility of affordable housing in it.	11/1/2025 11:40 AM
52	Road Maintenance The roads leave ALOT to be desired.	11/1/2025 10:55 AM
53	Other 1. Some residences along Route 108 S. have unsightly junk outside their homes, which greatly detracts from the beauty of the area. 2. There is a huge amount of littering along the highway.	10/30/2025 1:45 PM
54	Cell Service It is a cell signal dead zone. So when power is out, I am stranded not knowing anything, unreachable. Not a safe feeling.	10/29/2025 9:30 PM
55	Really dont have any complaints	10/29/2025 9:00 PM
56	Community Dynamics Out of state/town people moving here to get away from where they came from only to try and change our town to what they came from	10/29/2025 3:22 PM

Bakersfield Town Plan Community Survey

57	Not sure what I would change.	10/28/2025 7:26 PM
58	Local Businesses/Services Lack of local shop/stores and community events.	10/28/2025 7:21 PM
59	Other Mud season Hunting season	10/28/2025 5:44 PM
60	Crime and Public Safety The lack of authority and no cops present when there's stealing and vandalism going on	10/28/2025 10:35 AM
61	Road Maintenance Roads	10/28/2025 5:20 AM
62	Cell Service Other Losing power for days at a time and complete lack of cellular coverage. BEMS fell far short of providing our IEP student with adequate accommodations	10/27/2025 11:57 PM
63	Community Dynamics Crime and Public Safety The rise of crime and changes being made without public input	10/27/2025 8:58 PM
64	Local Businesses/Services Other No pizza place or restaurant, library needs bigger space	10/27/2025 8:55 PM
65	Cell Service Local Businesses/Services No cell No stores	10/27/2025 8:42 PM
66	It doesn't offer much	10/24/2025 12:29 PM
67	Road Safety ATVs racing up and down the road	10/24/2025 9:17 AM
68	Cell Service The cell service lacks	10/24/2025 8:49 AM
69	Local Businesses/Services Far from most things	10/23/2025 4:06 PM
70	Cell Service Poor cell service areas	10/22/2025 1:48 PM
71	Community Dynamics Local Businesses/Services Road Safety Not having some kind of a store other than the gas station. The speeding traffic on 108 through town. The attitude that outsiders know nothing therefore should have no say in what goes on. Regardless of the fact that it is outsiders who would like to see the town thrive.	10/22/2025 12:16 PM
72	Community Dynamics Friendly environment	10/22/2025 11:48 AM
73	Community Dynamics The inability to preserve certain things in our beautiful Main Street. I'm afraid our beautiful little town is starting to look dumpy due to some people's view on change. I am all for keeping things simple but stagnant isn't good.	10/21/2025 9:49 AM
74	Other My mailing address is Enosburg Falls	10/19/2025 1:06 PM
75	Crime and Public Safety Local Businesses/Services The sense of illegal things happening in the parking lot of the church/town clerk. Lack of police response, presence. Lack of convenience stores.	10/19/2025 7:25 AM
76	Crime and Public Safety Road Safety The traffic on 108 and the drug deals that happen on Main Street and police don't care to many kids walk home from school past were the side walks end and at night it's a race track	10/18/2025 6:01 PM
77	Local Businesses/Services No grocery store, no hardware store. We need some basics.	10/18/2025 4:47 PM
78	Cell Service Poor cell and broadband service. To access acceptable internet speed I have to pay the high price for Starlink.	10/15/2025 2:41 PM

Q4 If you could change one thing about Bakersfield, what would it be?

Answered: 78 Skipped: 1

#	RESPONSES	DATE
1	Nothing Nothing	11/28/2025 10:35 AM
2	[blank]	11/25/2025 7:27 PM
3	More Businesses Sidewalks/Traffic Calming Add more stores. Speed bumps on Main St (I know state road).	11/25/2025 7:22 PM
4	More Businesses Increased business in town	11/25/2025 6:54 PM
5	Brigham Academy More Businesses It was too bad we lost the general store - and didn't someone else buy Brigham Academy and plan to do something with it	11/25/2025 6:51 PM
6	Other I would make all voting by ballot as only a few people who can attend town meeting make most of the town decisions	11/25/2025 6:28 PM
7	Other Town office extended hours	11/25/2025 6:07 PM
8	Other High property taxes	11/25/2025 6:04 PM
9	Activities/Recreation Increase community events and things to do in area	11/25/2025 6:03 PM
10	Other Less drug houses	11/25/2025 6:01 PM
11	Brigham Academy Other I would love to see all the houses, including the large building by the school [Brigham Academy], renovated and looking nice	11/25/2025 6:01 PM
12	Road Maintenance Ditching on dirt roads to limit run off damage	11/25/2025 5:58 PM
13	More Businesses Have a small thriving country store. The gas station doesn't quite scream "Vermont" :)	11/25/2025 5:55 PM
14	Communications Infrastructure Other Increase the designated village center to reflect at least what it was in the late 1800s. To block cell towers because they are ugly is ridiculous! (So, are telephone poles beautiful?)	11/25/2025 5:45 PM
15	Brigham Academy More Businesses Utilize the Academy building and have a store and cafe.	11/25/2025 5:09 PM
16	Communications Infrastructure More Businesses Communication system development for emergency and small business (work from home) development	11/25/2025 5:07 PM
17	Communications Infrastructure Other Village sewage and cell service	11/25/2025 5:05 PM
18	Communications Infrastructure Need cell service	11/25/2025 5:04 PM
19	Communications Infrastructure Get cell service - Rt 36 and Rt 108 lacks service	11/25/2025 5:02 PM
20	Communications Infrastructure Get cell phone service - safety reasons	11/25/2025 5:01 PM
21	Communications Infrastructure There is more than one thing! 1. We need a cell tower in the area to provide service in case of emergencies and to enable residents to save money be not needing both landline and cell phone. We have not kept pace with tech changed needed for our safety and welfare.	11/25/2025 4:47 PM
22	Other Make sure that the set backs required to install a new septic or a new well are sufficient to ensure that the neighboring property is not hindered from development use in any way. Change 1/4 acre zoning in the village to minimum 1/2 acre.	11/25/2025 4:44 PM
23	Brigham Academy More Businesses Restoration of Brigham Academy (maybe to include coffee shop, maybe senior housing or low income small family housing)	11/25/2025 4:30 PM
24	Brigham Academy Other More small businesses and places to gather. Larger library	11/25/2025 4:28 PM

Bakersfield Town Plan Community Survey

25	Brigham Academy	Fix, take down, DO something with Brigham Academy building!	11/25/2025 4:25 PM
26	More Businesses	Have a bakery / restaurant	11/25/2025 2:51 PM
27	[blank]		11/25/2025 2:50 PM
28	[blank]		11/25/2025 2:49 PM
29	Other	Mud season	11/25/2025 2:48 PM
30	More Businesses Other	Perhaps the above (country store) and to protect farmland from "unwanted" development	11/25/2025 2:45 PM
31	More Businesses	More small businesses	11/25/2025 2:43 PM
32	More Businesses	Restaurant if doable	11/25/2025 2:42 PM
33	Brigham Academy	Brigham would get new life (useful life)	11/25/2025 2:41 PM
34	[blank]		11/25/2025 2:39 PM
35	Brigham Academy	Better use of Academy building	11/25/2025 2:38 PM
36	More Businesses	Make small businesses	11/25/2025 2:35 PM
37	Brigham Academy More Businesses	Bring in a small grocery store. Repair the Academy - bring it back to life for community use	11/25/2025 2:34 PM
38	Brigham Academy	Brigham Academy	11/25/2025 2:32 PM
39	Activities/Recreation	I wish we had a park with a public tennis court-- I've actually even looked into USTA grants for building municipal courts!	11/24/2025 10:17 PM
40	Nothing	Nothing!	11/21/2025 8:46 AM
41	Activities/Recreation	It would be awesome to have mountain bike course for us to enjoy that turns to cross country skiing in winter	11/10/2025 12:03 PM
42	More Businesses Road Maintenance	Improve the roads. Add a store/restarant in the village.	11/6/2025 5:12 PM
43	More Businesses	Wee need to replace the general store.	11/6/2025 10:48 AM
44	Brigham Academy	I would bring it back to what it was. When the village went from Joe Kittell's to Larry's tree farm. When we took pride in the green in front of Brigham Academy.	11/4/2025 8:05 PM
45	Sidewalks/Traffic Calming	Bring it back to what it was.. The cillage was always from Joe Kittells to Larrys Tree farm as well as put the sidewalks all the way down to those locations !	11/4/2025 8:04 PM
46	Other	I'd like development to be concentrated around town while trying to preserve the rural nature of Bakersfield	11/4/2025 8:20 AM
47	More Businesses	It would be great to have the general store back, it was a great loss.	11/3/2025 3:19 PM
48	More Businesses	Not much, but in a dream world, there would be a way town way to revitalize a town store. Communal, casual gathering places are historically essential to the fabric of a society, of any size.	11/3/2025 11:29 AM
49	Road Maintenance	Better roads	11/3/2025 7:53 AM
50	Nothing	I am not sure	11/2/2025 5:03 PM
51	More Businesses	It would be nice to have a small store, like a co-op, that carried fruits and vegetables, bread, local products, etc.	11/1/2025 11:40 AM
52	Road Maintenance	I wish the road crew stayed on top of the roads rather than letting them get super bad before fixing them.	11/1/2025 10:55 AM
53	More Businesses	Revitalize the General Store.	10/30/2025 1:45 PM
54	Communications Infrastructure	Actively pursue getting cell phone coverage. So people can use their phone anywhere to reach anyone at that moment. Or check something on the internet. Emergency or not. Proof of life or not. Worried or not. Tapping on Waterville mountain	10/29/2025 9:30 PM

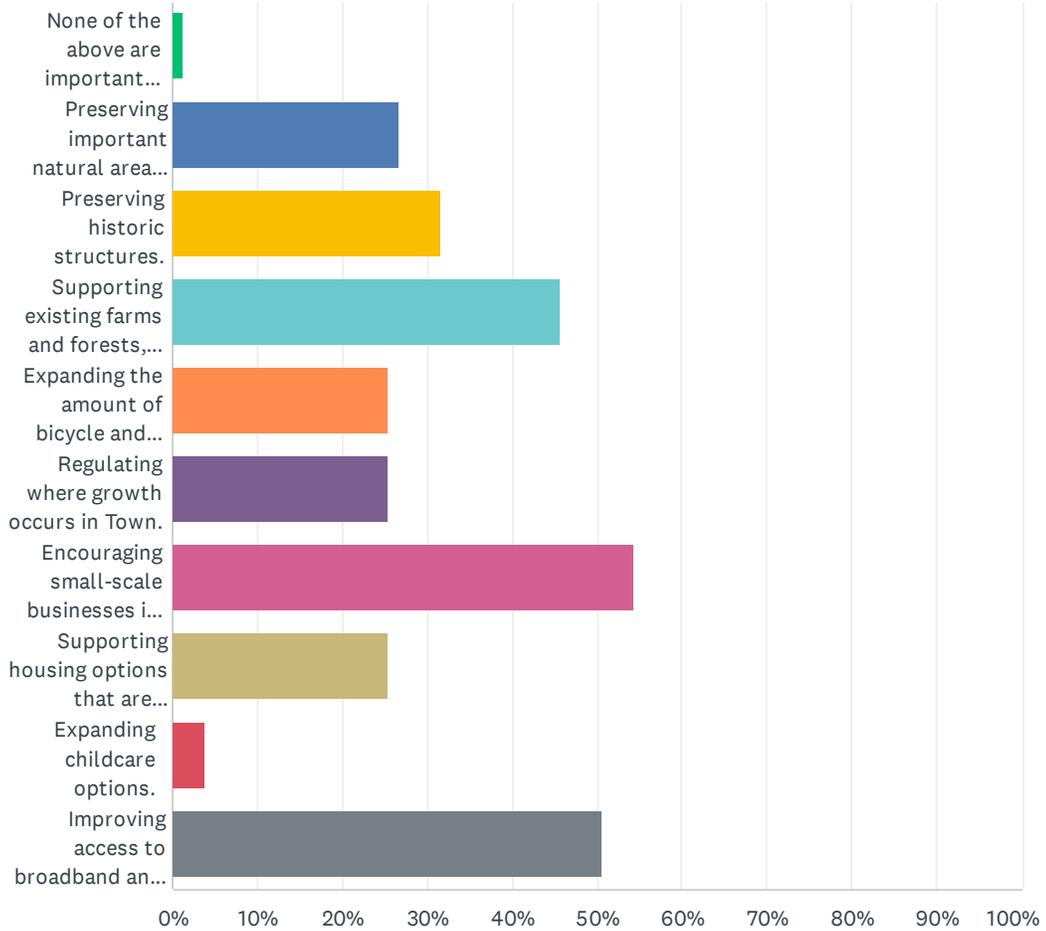
Bakersfield Town Plan Community Survey

or stuck in a ditch on 36...Let's make life a little easier here in Bakersfield, for everyone who has anyone to care about.

55	Road Maintenance I wish the grading of the roads would be on a consistant schedule. Each road gets graded on a consistant basis through out the 3 seasons	10/29/2025 9:00 PM
56	More Businesses More businesses	10/29/2025 3:22 PM
57	Brigham Academy Would like to see something done with Brigham Academy.	10/28/2025 7:26 PM
58	Activities/Recreation More community building.	10/28/2025 7:21 PM
59	Road Maintenance Better dirt roads	10/28/2025 5:44 PM
60	Other More authority and protection for our homes and kids	10/28/2025 10:35 AM
61	Road Maintenance Improve the road maintenance	10/28/2025 5:20 AM
62	Other Sidewalks/Traffic Calming We desperately need police presence at night to deter speed demons on 108 north and to respond quicker and make arrests when thefts occur. Bakersfield residents should not have to run known criminals out of town ourselves.	10/27/2025 11:57 PM
63	Other Lengthen atv usage time	10/27/2025 8:58 PM
64	Road Maintenance Roads in better shape	10/27/2025 8:55 PM
65	Communications Infrastructure More Businesses Cell service More stores	10/27/2025 8:42 PM
66	Activities/Recreation I guess I would try to have some activities around town. Like a farmers market, more music in the park, etc..	10/24/2025 12:29 PM
67	More Businesses I would like there to be a convenient store with more products than a gas station carries	10/24/2025 9:17 AM
68	Communications Infrastructure Improve cell service	10/24/2025 8:49 AM
69	Sidewalks/Traffic Calming More sidewalks	10/23/2025 4:06 PM
70	Communications Infrastructure Better cell service coverage	10/22/2025 1:48 PM
71	Sidewalks/Traffic Calming Sidewalks to make walking around safer. I take my life in my hands to walk from near Larrys into the village. Traffic will just not slow down or give you any space. Traffic calming measures in place like Jericho tried, maybe speed cameras, bumps cross walks.	10/22/2025 12:16 PM
72	More Businesses More businesses	10/22/2025 11:48 AM
73	Other As stated above. A "cleanup " of some of our historical sights even if it means we need to be creative and allow a bit of growth for the times. I know we have had multiple chances but the same people hold it back every chance we get. Time to bend a bit in my opinion.	10/21/2025 9:49 AM
74	Other I would have the Bakersfield post office deliver all mail in Bakersfield.	10/19/2025 1:06 PM
75	More Businesses More accessible stores	10/19/2025 7:25 AM
76	Other Sidewalks/Traffic Calming I would put speed bumps on 108 and police traffic between 7-11 and for the sports program at the school to have coach that what to teach kids not ppl that know nothing about sports reason why alot kids don't want to play	10/18/2025 6:01 PM
77	More Businesses I would like to see a general store put back in Bakersfield or at least a space for pop up homemade goods !	10/18/2025 4:47 PM
78	Brigham Academy Renovation of Brigham Academy because it would be a beautiful improvement to our village center.	10/15/2025 2:41 PM

Q5 In your view, what are the top three most important priorities for Bakersfield to consider over the next eight years? (Please check only 3)

Answered: 79 Skipped: 0



Bakersfield Town Plan Community Survey

ANSWER CHOICES	RESPONSES	
None of the above are important priorities	1.27%	1
Preserving important natural areas and scenic resources.	26.58%	21
Preserving historic structures.	31.65%	25
Supporting existing farms and forests, and the preservation of farm and forest land.	45.57%	36
Expanding the amount of bicycle and pedestrian infrastructure (e.g. sidewalks, bike paths, bike lanes, trails).	25.32%	20
Regulating where growth occurs in Town.	25.32%	20
Encouraging small-scale businesses in Bakersfield Village.	54.43%	43
Supporting housing options that are affordable to residents.	25.32%	20
Expanding childcare options.	3.80%	3
Improving access to broadband and cellular service.	50.63%	40
Total Respondents: 79		

Q6 Are there any other key priorities not mentioned above that the plan should address? Please provide any additional comments on the future vision for Bakersfield here:

Answered: 31 Skipped: 48

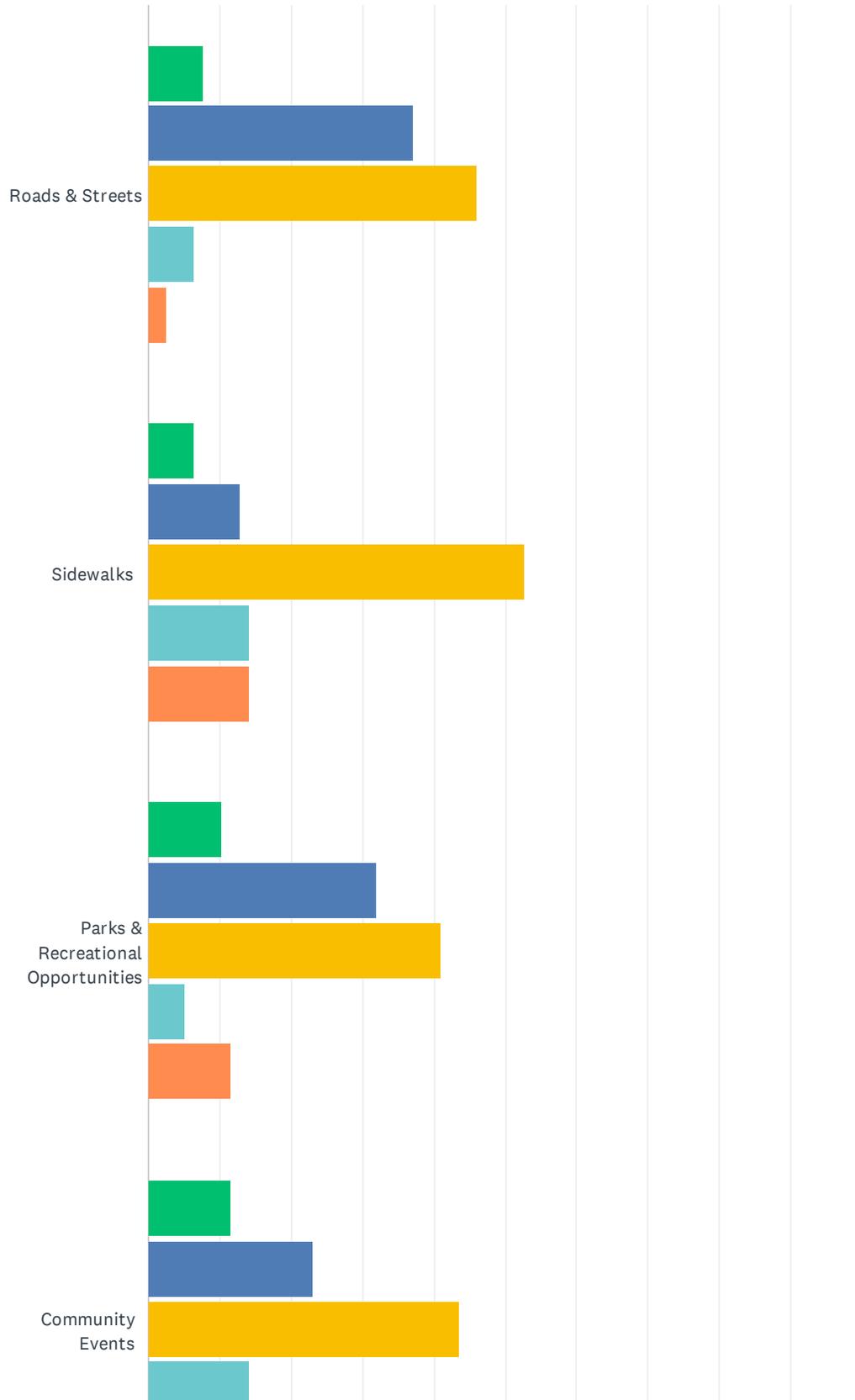
#	RESPONSES	DATE
1	#1: Keep elementary school in town at all costs.	11/25/2025 6:08 PM
2	The stormwater project that was done by VTrans. Where were you? Ditches were dug along Main Street in areas that needed sidewalks. Sidewalks were [?] with dips and [?] that are challenging to walk, collect water, cause ice patches, etc. Misinformed engineers thought the soils in Bakersfield were [?]. What they have given [?] a [?] system.	11/25/2025 5:50 PM
3	a) Our town roads need speed limits. b) a four way stop at the intersection of Routes 108 and 36 and the East Bakersfield Road to slow traffic on Main Street and prevent accidents at the intersection. c) Move sidewalk on the front of the Town Common to its historic location thus providing roadside parking for businesses located at 40 Main St N. Current curbing and sidewalk location was restrictive to the convenience store and deli business for those who attempted to have a profitable business at that location.	11/25/2025 4:50 PM
4	Maintaining the integrity of our sweet small town	11/25/2025 4:29 PM
5	Roads! Need to be maintained with sound environmental protection. Maintain fire and first response protection with Enosburg Ambulance through good relationships under contract services with these services	11/25/2025 4:26 PM
6	Public transportation	11/25/2025 2:52 PM
7	Climate change will cause more flooding. Pay attention to maintaining ditches and culverts.	11/25/2025 2:48 PM
8	Regulating the growth locations is close tie for 3rd place	11/25/2025 2:46 PM
9	I have lived here for 40 years and like the "Mayberry" feel. However, I have seen a lot of young people, mainly our children's ages, leave because of the lack of career opportunities. How can we keep some of our young people? Finally, as our seniors age, how can we provide housing for them?	11/25/2025 2:37 PM
10	Limit the growth in the village.	11/10/2025 12:06 PM
11	Protect home/property values. Reduce taxes	11/6/2025 5:15 PM
12	We need to pull together to get the drug activity out of our community.	11/4/2025 8:10 PM
13	Supporting small businesses might be aligned with my previous comments, though I'm concerned what the scope of small business may mean. Concerned that it may support things that degrade the character of the village setting. If so, I don't support. Affordable housing is a losing game for everyone and ultimately ends in the landfill. I agree that growth should be regulated. We already have good access to fiber, but the addition of cell service would ultimately ruin the nature of this area. Please don't. It's also not healthy, and someday, when it is no longer an economically viable service due to advancement of technologies, the tower will most likely never be torn down. So it will most likely stay forever and overall be a degradation to the land and community.	11/3/2025 11:35 AM
14	Creating stronger bonds in community through more events like Independence Day and sugar on snow.	11/3/2025 8:00 AM
15	Thanks so much for asking the residents these questions! And for all your hard work :)	11/1/2025 11:41 AM
16	We moved to Bakersfield for how rural it is. We hope it stays that way.	11/1/2025 10:57 AM
17	Road work and maintenance is always a good priority	10/29/2025 9:02 PM

Bakersfield Town Plan Community Survey

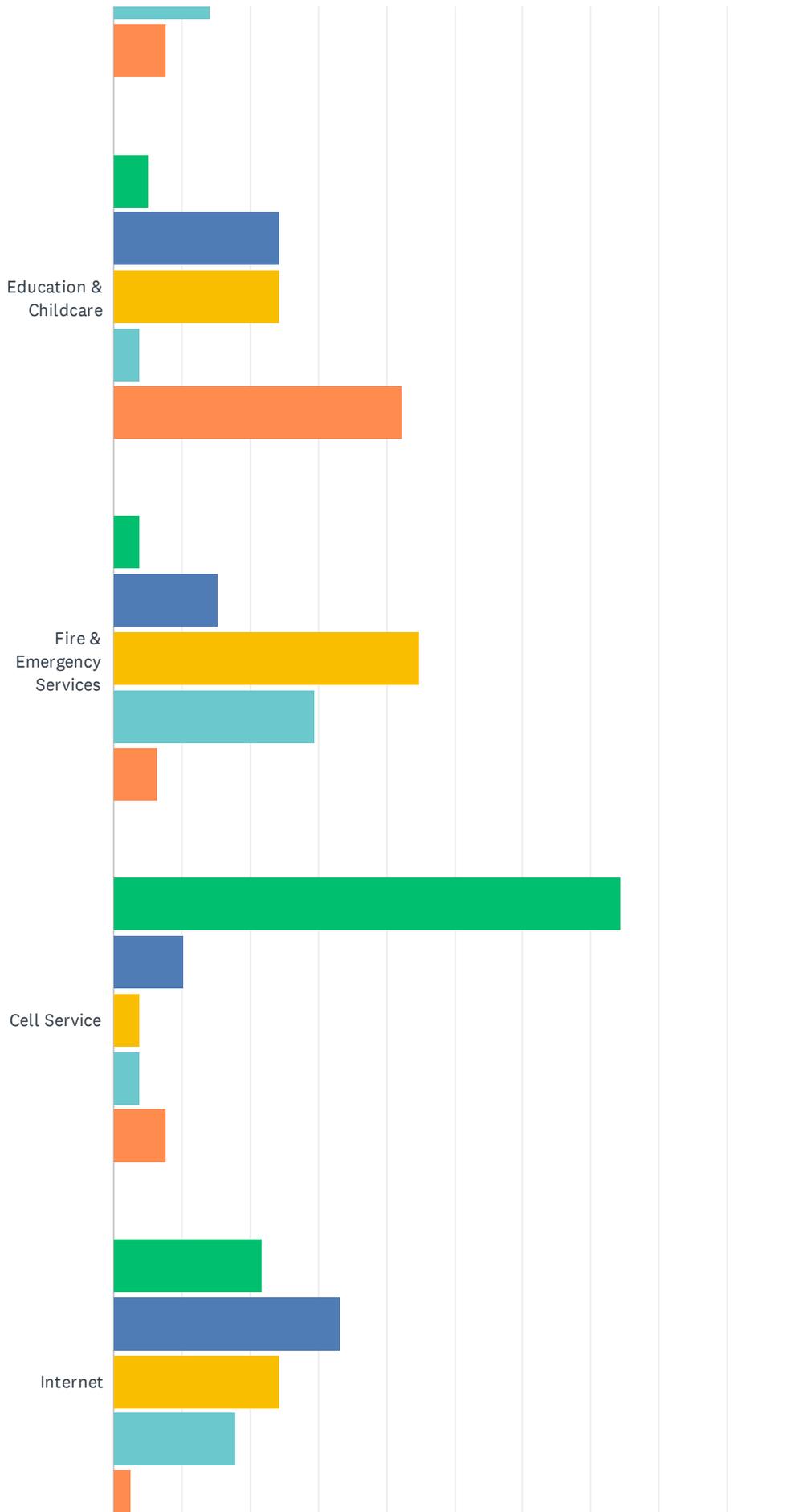
18	Expand Town Clerk hours so the working members of the town have access. Change Town Meeting day or time so working people have access. And mail the Town Report! My taxes must be able to cover postage.	10/29/2025 3:24 PM
19	Renovation of Brigham - at the very least stop showing a decrepit building on our welcome signs	10/28/2025 5:21 AM
20	Trying to regulate drug use and curb increasing crime	10/27/2025 9:00 PM
21	Sidewalk from historical society to connect with other ones, larger library space	10/27/2025 8:58 PM
22	No	10/27/2025 8:43 PM
23	Law-enforcement would be nice to have around here. Maybe to try and control some of the road art that's happening.	10/24/2025 1:07 PM
24	Access to Police Services. As VSP is the only police services in the area it is a concern at the length of time that calls would be answered to.	10/24/2025 9:29 AM
25	Miss having the general store even though the gas station is a big plus. I would still like to see the academy get some preservation help.	10/24/2025 8:52 AM
26	My main concern is a way to slow down traffic - both 108 and 36 are treated like racetracks. There are no consequences for speed. More space for the community to come together (like they have in East Fairfield).	10/22/2025 12:19 PM
27	Maybe broaden the town clerks hours so people who work can actually get there. Even one day a week would help. And maybe have someone that doesn't act so annoyed every time someone walks through the door.	10/21/2025 9:55 AM
28	I haven't lived here long enough to learn what issues may negatively affect residents such as a lack of affordable housing but I think supporting our residents and community is a good thing.	10/19/2025 1:10 PM
29	Police presence/response	10/19/2025 7:26 AM
30	Speed bumps on 108	10/18/2025 6:04 PM
31	Bakersfield desperately needs some sort of grocery store... Gas station groceries are not sufficient! Also need a basic hardware store !!!	10/18/2025 4:49 PM

Q7 Please rate the following town facilities and services

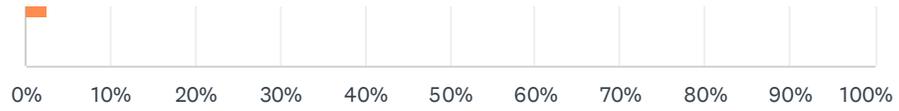
Answered: 78 Skipped: 1



Bakersfield Town Plan Community Survey



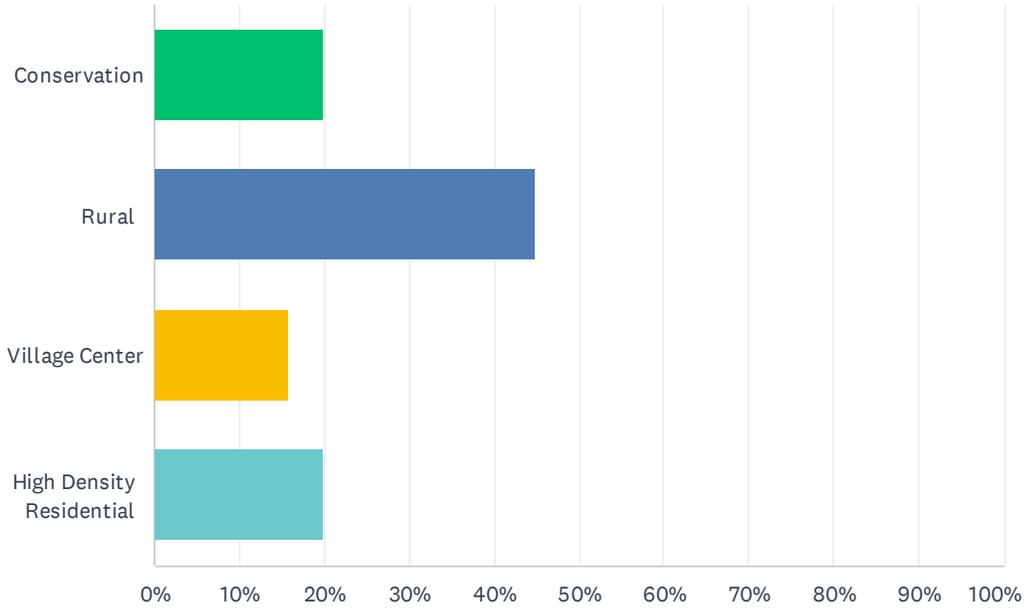
Bakersfield Town Plan Community Survey



	POOR	FAIR	GOOD	EXCELLENT	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Roads & Streets	7.69% 6	37.18% 29	46.15% 36	6.41% 5	2.56% 2	78	2.53
Sidewalks	6.41% 5	12.82% 10	52.56% 41	14.10% 11	14.10% 11	78	2.87
Parks & Recreational Opportunities	10.26% 8	32.05% 25	41.03% 32	5.13% 4	11.54% 9	78	2.46
Community Events	11.54% 9	23.08% 18	43.59% 34	14.10% 11	7.69% 6	78	2.65
Education & Childcare	5.13% 4	24.36% 19	24.36% 19	3.85% 3	42.31% 33	78	2.47
Fire & Emergency Services	3.85% 3	15.38% 12	44.87% 35	29.49% 23	6.41% 5	78	3.07
Cell Service	74.36% 58	10.26% 8	3.85% 3	3.85% 3	7.69% 6	78	1.32
Internet	21.79% 17	33.33% 26	24.36% 19	17.95% 14	2.56% 2	78	2.39

Q8 Which zoning district do you live or own property in? (check all that apply)

Answered: 76 Skipped: 3



ANSWER CHOICES	RESPONSES	
Conservation	19.74%	15
Rural	44.74%	34
Village Center	15.79%	12
High Density Residential	19.74%	15
TOTAL		76

Q9 What do you think about these district boundaries and descriptions? Do they make sense as a direction for the town's future? If you would like to learn more about these districts, read the current Town Plan here.

Answered: 76 Skipped: 3

#	RESPONSES	DATE
1	Support current zoning Correct	11/28/2025 10:36 AM
2	Expand VC/HDR I considered it Village Center, but it is High Density Residential	11/25/2025 7:23 PM
3	Support current zoning Good	11/25/2025 6:57 PM
4	Support current zoning Seems to make sense	11/25/2025 6:51 PM
5	Other I find high density residential to be misleading. It's a very loud noise zone with the race track and shooting area on Egypt Rd	11/25/2025 6:29 PM
6	Support current zoning Leave them as they are	11/25/2025 6:08 PM
7	Unsure/NA [blank]	11/25/2025 6:05 PM
8	Unsure/NA [blank]	11/25/2025 6:03 PM
9	Too restrictive Why do they need labels? If suitable for a specific need!	11/25/2025 6:02 PM
10	Support current zoning Makes sense	11/25/2025 6:01 PM
11	Expand VC/HDR Too restrictive for growth. Large need for affordable housing. Rural and Conservation does not allow for enough housing development.	11/25/2025 5:59 PM
12	Over-development concerns Please don't over develop - it degrades the quality of life. Please no multifamily homes.	11/25/2025 5:56 PM
13	Other Looks like a rubber stamp acceptance of past errors. Do your homework! Research!	11/25/2025 5:51 PM
14	Too restrictive Accurate, however required acreage for subdivision is too stringent.	11/25/2025 5:10 PM
15	Too restrictive Should be adapted to serve modern types of living styles. Adaptation has to happen to move the town forward.	11/25/2025 5:08 PM
16	Expand VC/HDR Village center lacks land to expand in lots - no town sewage	11/25/2025 5:06 PM
17	Support current zoning Ok	11/25/2025 5:04 PM
18	Expand VC/HDR Keep high-density residential	11/25/2025 5:03 PM
19	Expand VC/HDR Do not delete high density residential as you have proposed.	11/25/2025 5:01 PM
20	Expand VC/HDR Planning and Zoning have reduced the Village Center areas that were known to longtime residents. By doing so, we now have fewer and less safe village areas than we had in 18 and early 1900s.	11/25/2025 4:51 PM
21	Unsure/NA [blank]	11/25/2025 4:44 PM
22	Unsure/NA [blank]	11/25/2025 4:31 PM
23	Support current zoning Fine	11/25/2025 4:29 PM
24	Support current zoning These are good designations	11/25/2025 4:26 PM
25	Expand VC/HDR Expand high-density residential	11/25/2025 2:52 PM
26	Support current zoning They seem ok	11/25/2025 2:51 PM
27	Unsure/NA [blank]	11/25/2025 2:49 PM

Bakersfield Town Plan Community Survey

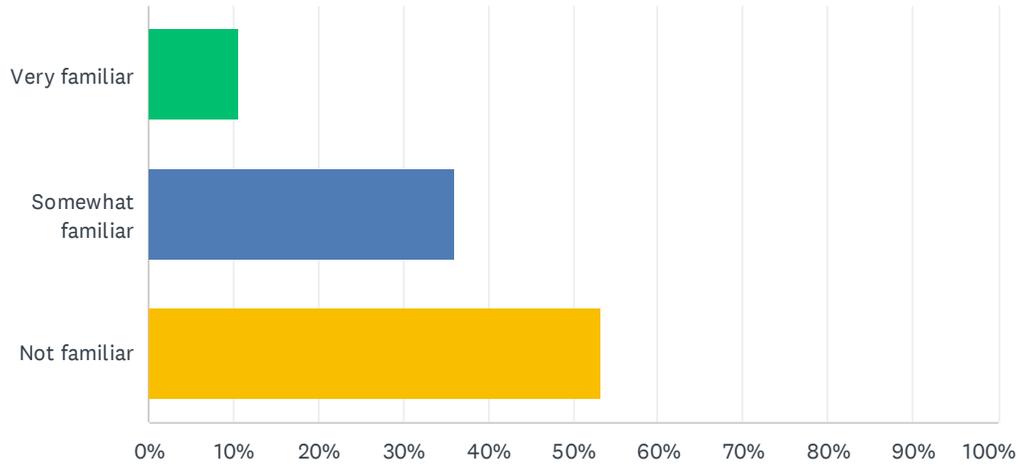
28	Support current zoning Fair and accurate	11/25/2025 2:48 PM
29	Over-development concerns While the rural zone is mixed residential and compatible uses, many areas within it are so beautiful they almost should be considered for conservation status.	11/25/2025 2:46 PM
30	Unsure/NA [blank]	11/25/2025 2:44 PM
31	Unsure/NA [blank]	11/25/2025 2:42 PM
32	Unsure/NA [blank]	11/25/2025 2:41 PM
33	Unsure/NA [blank]	11/25/2025 2:40 PM
34	Support current zoning Yes	11/25/2025 2:38 PM
35	Support current zoning Okay from my limited knowledge	11/25/2025 2:37 PM
36	Unsure/NA [blank]	11/25/2025 2:35 PM
37	Support current zoning Yes	11/25/2025 2:33 PM
38	Support current zoning These seem like sensible descriptions	11/24/2025 10:29 PM
39	Unsure/NA Very cool information.	11/21/2025 9:06 AM
40	Too restrictive I totally disagree with this. The State of Vt doesn't recognize it as a high density area. My end of town is 50 mph speed limit which is more like 60 mph. This is just a way for the town to dictate what you can do on your own property!	11/10/2025 12:10 PM
41	Expand VC/HDR Expand village center.	11/6/2025 5:16 PM
42	Support current zoning They are fine	11/6/2025 11:16 AM
43	Expand VC/HDR i dont like it ! I always grew up being in the village and years later we are now high density	11/4/2025 8:11 PM
44	Expand VC/HDR I think the village center should be expanded to take pressure off development in other areas.	11/4/2025 8:23 AM
45	Unsure/NA The online survey would only allow one selection, so I chose Rural, even though a small portion of the acreage is in High-Density Residential and I believe a good part of it is in Conservation. The descriptions seem pretty clear, but I'm not sure I would completely agree with the boundaries.	11/3/2025 3:33 PM
46	Support current zoning No significant opinion, they seem fine without any additional context to outline issues and benefits from the current configuration	11/3/2025 8:04 AM
47	Support current zoning Okay, they make sense	11/2/2025 5:09 PM
48	Support current zoning I think they make sense and are accurate! I love the idea of this since people in the town center have different lives than those in the rural or conservation areas.	11/1/2025 11:43 AM
49	Support current zoning Yes they make sense	11/1/2025 10:57 AM
50	Support current zoning They accurately describe the land use.	10/30/2025 1:49 PM
51	Expand VC/HDR What are the functional differences that affect homeowners use of their land? Services? is only village center on public water? Why don't we expand public water?	10/29/2025 9:33 PM
52	Support current zoning Seems correct	10/29/2025 9:03 PM
53	Support current zoning Fine. Yes	10/29/2025 3:24 PM
54	Unsure/NA N/A	10/28/2025 7:31 PM
55	Support current zoning Yes!	10/28/2025 7:23 PM
56	Support current zoning Yes	10/28/2025 5:45 PM
57	Support current zoning Yes	10/28/2025 10:38 AM
58	Support current zoning Yes they make sense	10/28/2025 5:22 AM

Bakersfield Town Plan Community Survey

59	Over-development concerns Our serene life in Bakersfield was destroyed over the past 2 years with the construction of multiple houses behind us, one of which includes a contractor's workshop and yard, with CONSTANT noise of power tools, saws, and heavy equipment. Hard to believe when we learned this is a permitted use. We're ready to leave now.	10/28/2025 12:05 AM
60	Support current zoning Yes	10/27/2025 9:02 PM
61	Unsure/NA Does conservation designation mean it won't be developed or it's just more difficult?	10/27/2025 9:01 PM
62	Unsure/NA maybe?	10/27/2025 8:44 PM
63	Support current zoning They do	10/24/2025 1:08 PM
64	Expand VC/HDR I'd be interested to see a zone for where the Town wants to encourage more density. Something specifically set as a Transitional District.	10/24/2025 9:31 AM
65	Support current zoning Seem fine	10/24/2025 8:52 AM
66	Support current zoning Seem good	10/23/2025 4:08 PM
67	Support current zoning Adequate	10/22/2025 1:51 PM
68	Expand VC/HDR They make sense on a map, but perhaps the village center needs to be expanded.	10/22/2025 12:21 PM
69	Support current zoning Agree with the outlines	10/22/2025 11:50 AM
70	Support current zoning They are good.	10/21/2025 9:58 AM
71	Support current zoning Yes	10/19/2025 1:11 PM
72	Support current zoning Fine I guess	10/19/2025 7:27 AM
73	Support current zoning Yes	10/18/2025 6:05 PM
74	Support current zoning Yes makes sense. I have no comment on this	10/18/2025 4:51 PM
75	Unsure/NA Unsure	10/15/2025 2:42 PM
76	Support current zoning High-Density residential is a must if you want to have lots for building future homes.	10/6/2025 8:09 PM

Q10 How familiar are you with the current Bakersfield Town Plan?

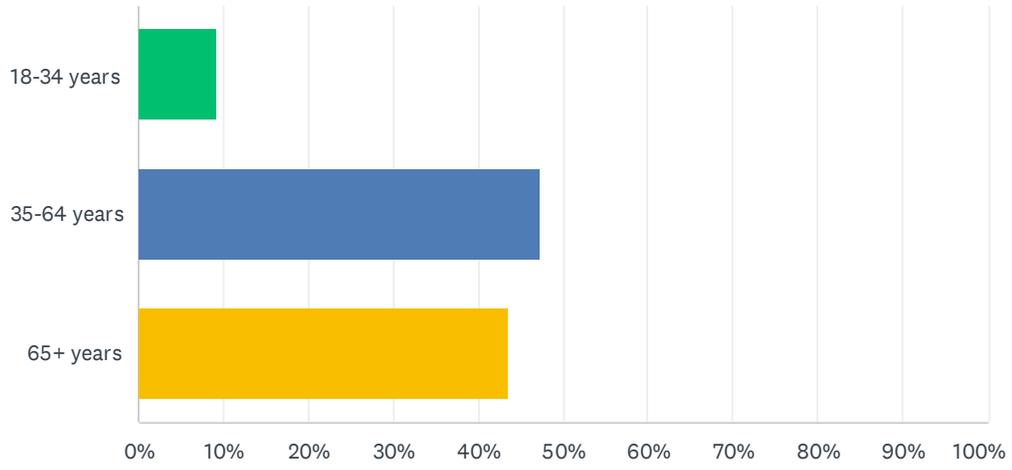
Answered: 75 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very familiar	10.67%	8
Somewhat familiar	36.00%	27
Not familiar	53.33%	40
TOTAL		75

Q11 How old are you?

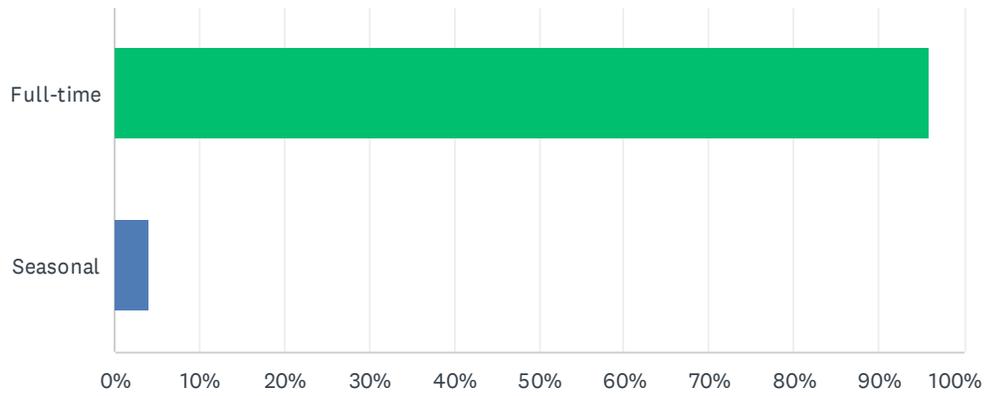
Answered: 76 Skipped: 3



ANSWER CHOICES	RESPONSES
18-34 years	9.21% 7
35-64 years	47.37% 36
65+ years	43.42% 33
TOTAL	76

Q12 Are you a full-time or seasonal Bakersfield resident?

Answered: 76 Skipped: 3



ANSWER CHOICES	RESPONSES	
Full-time	96.05%	73
Seasonal	3.95%	3
TOTAL		76