

Bakersfield Town Plan Community Workshop

NOVEMBER 6, 2025

Welcome!

Please get settled in and take some food!

Agenda



- Presentation (20 minutes)
 - What is a Town Plan and why is it important?
 - Project schedule & focus
 - Community demographics & data
- Visioning Exercise and Discussion (40 minutes)
- Mapping Exercise and Discussion (30 minutes)
- Wrap up (5 minutes)

What is a Town Plan?

The Town Plan is a planning document that guides the town's decisions around zoning, infrastructure and more. Town plans reflect the vision of the community for the future of the town and identify what steps are needed to achieve that vision. Input from town residents informs the vision & goals of the plan.

Why is the Town Plan important?



Sets community vision & goals for future of Town



Enables the Town to continue to update its zoning bylaw & all zoning bylaw updates must conform to the Town Plan



Town Plans are considered in Act 250 (state land use permit) and Section 248/248a (Energy/Telecommunications CPG) proceedings



Eligibility for certain grants

Project key themes



Supporting Bakersfield's
historic Village Center



Housing Access &
Affordability



Protecting Natural and
Scenic Resources



And more as we hear
from you!

Project Schedule

Community
Workshop (You
are here)

December 2025-June
2026: Plan Drafting
(PC meetings on
website)

July 6, 2026: Planning
Commission Public
Hearing

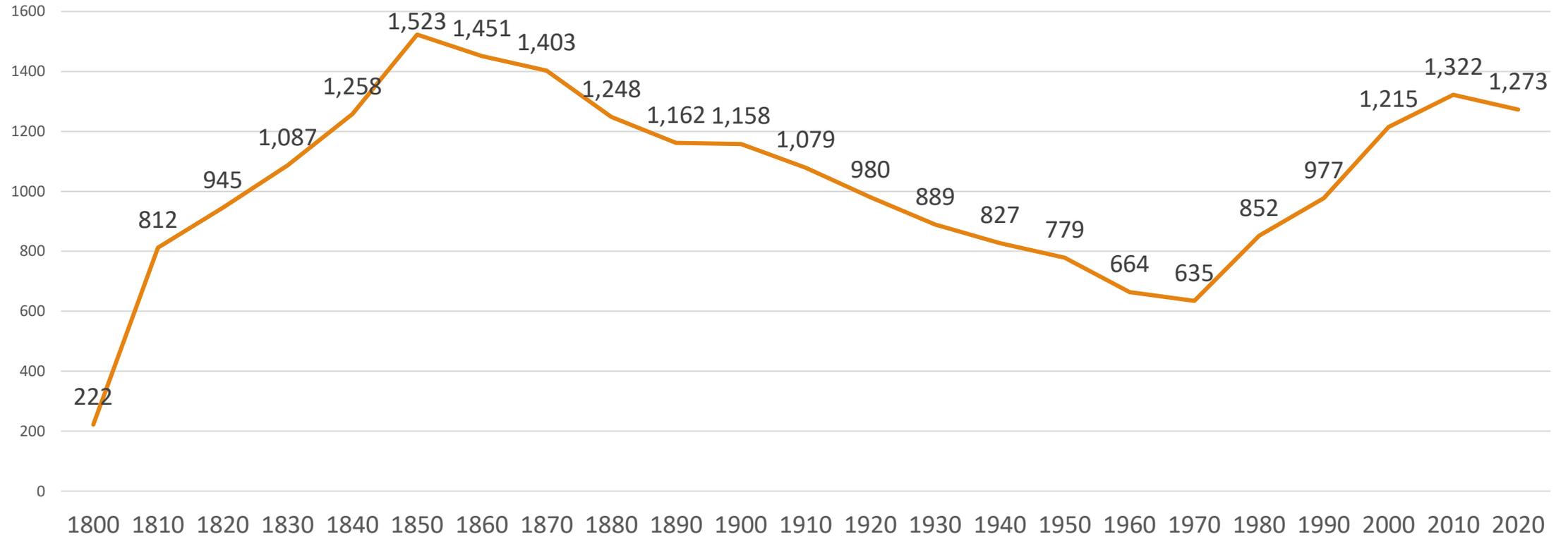
August 10, 2026:
Selectboard Public
Hearing



What Data Informs Us?

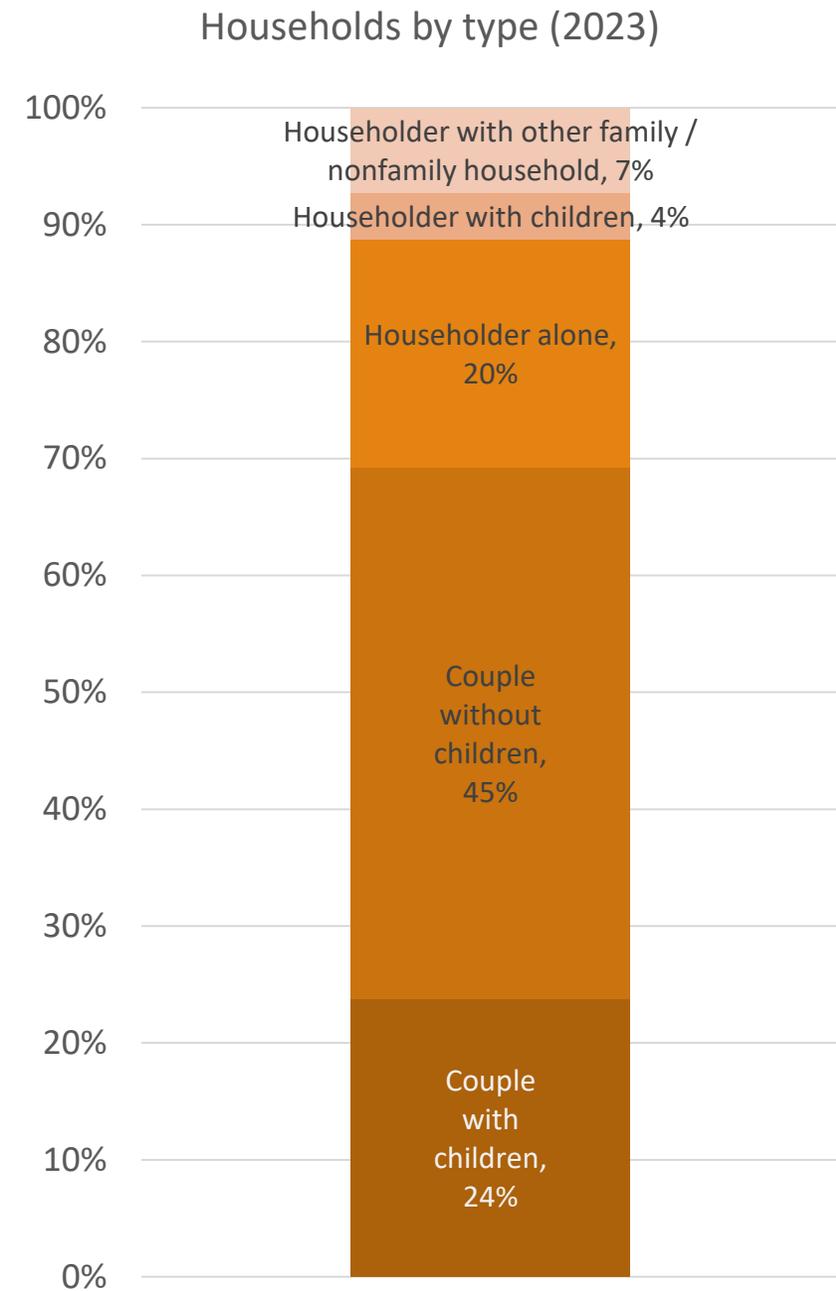
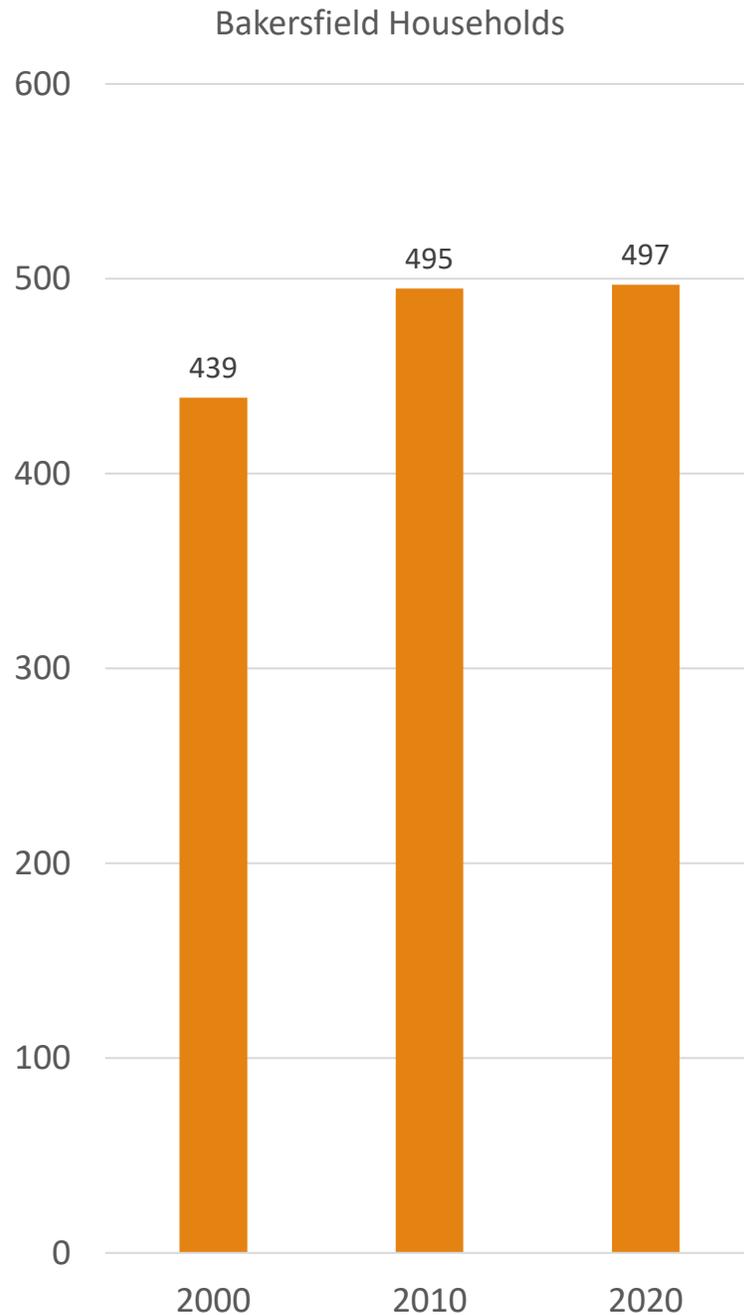
- Population & Household Demographics
- Business, Income and Poverty
- Housing Data

Bakersfield Population Trend: 1800-2020



Households

While population has declined, households are increasing

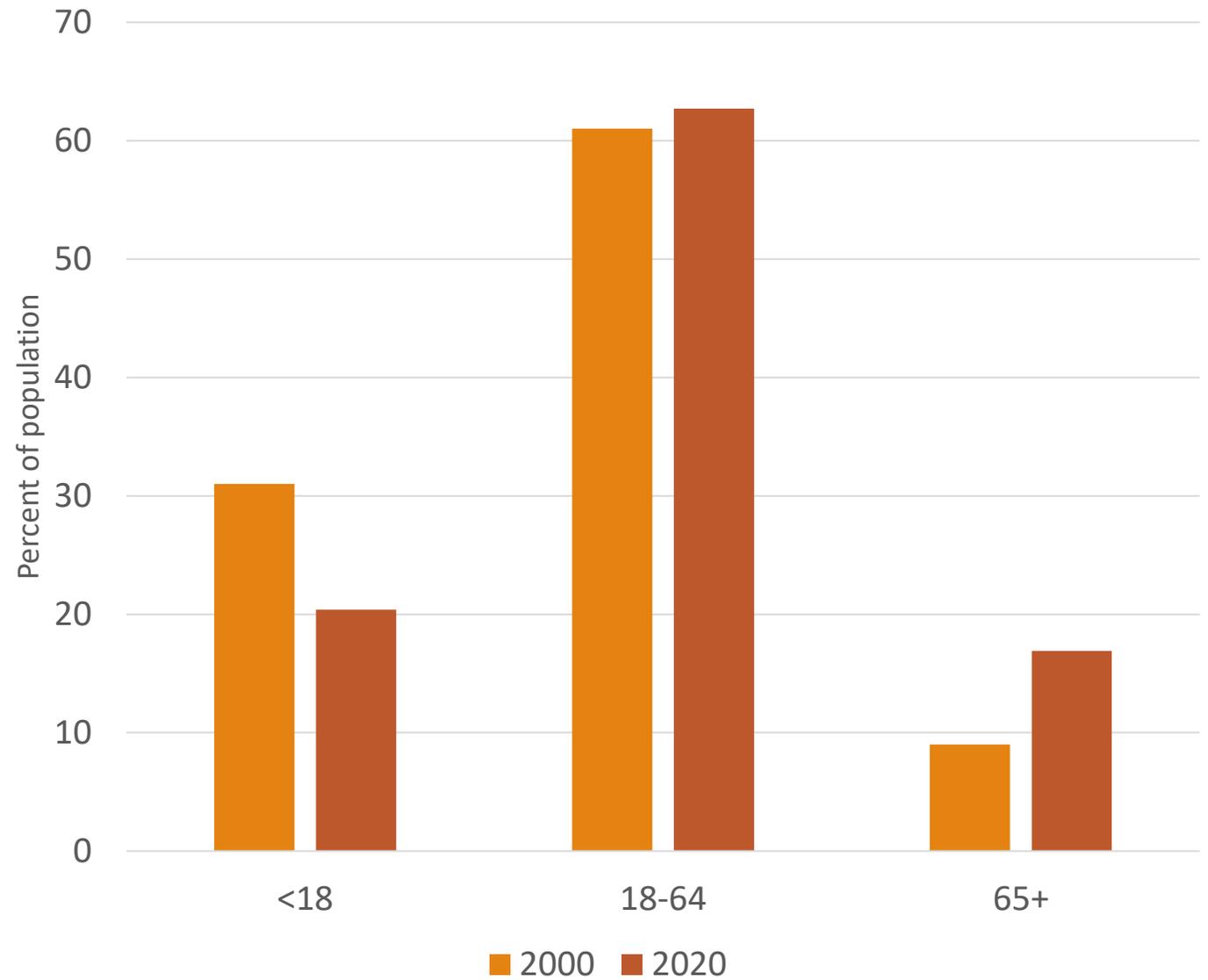


Population by Age Group

2000 Median Age: 37.7

2020 Median Age: 43.7

Like most of Vermont, Bakersfield has grown older in the past 20 years



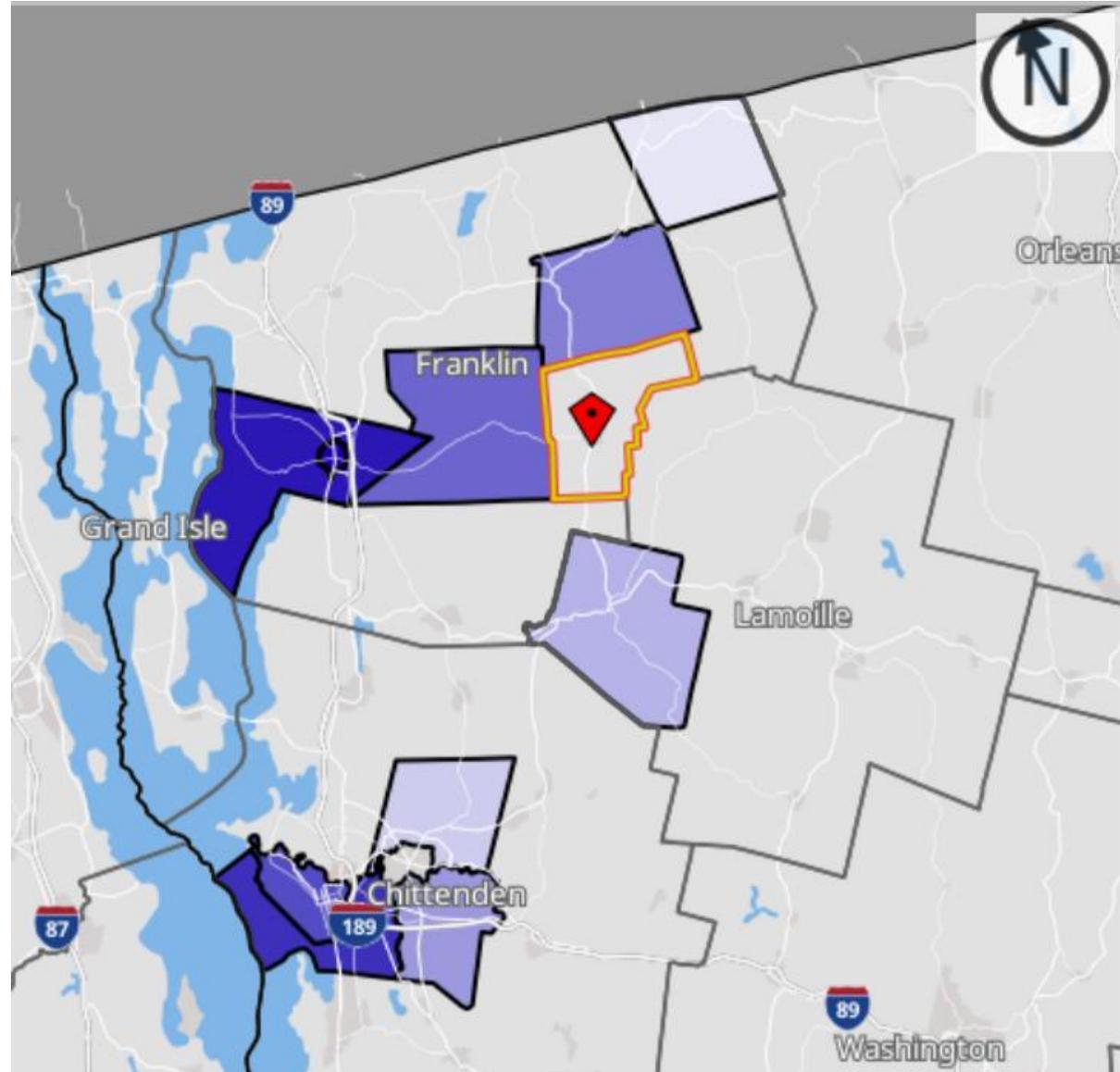
Bakersfield Commuters

11 businesses in Bakersfield with 67 employees

582 commuters

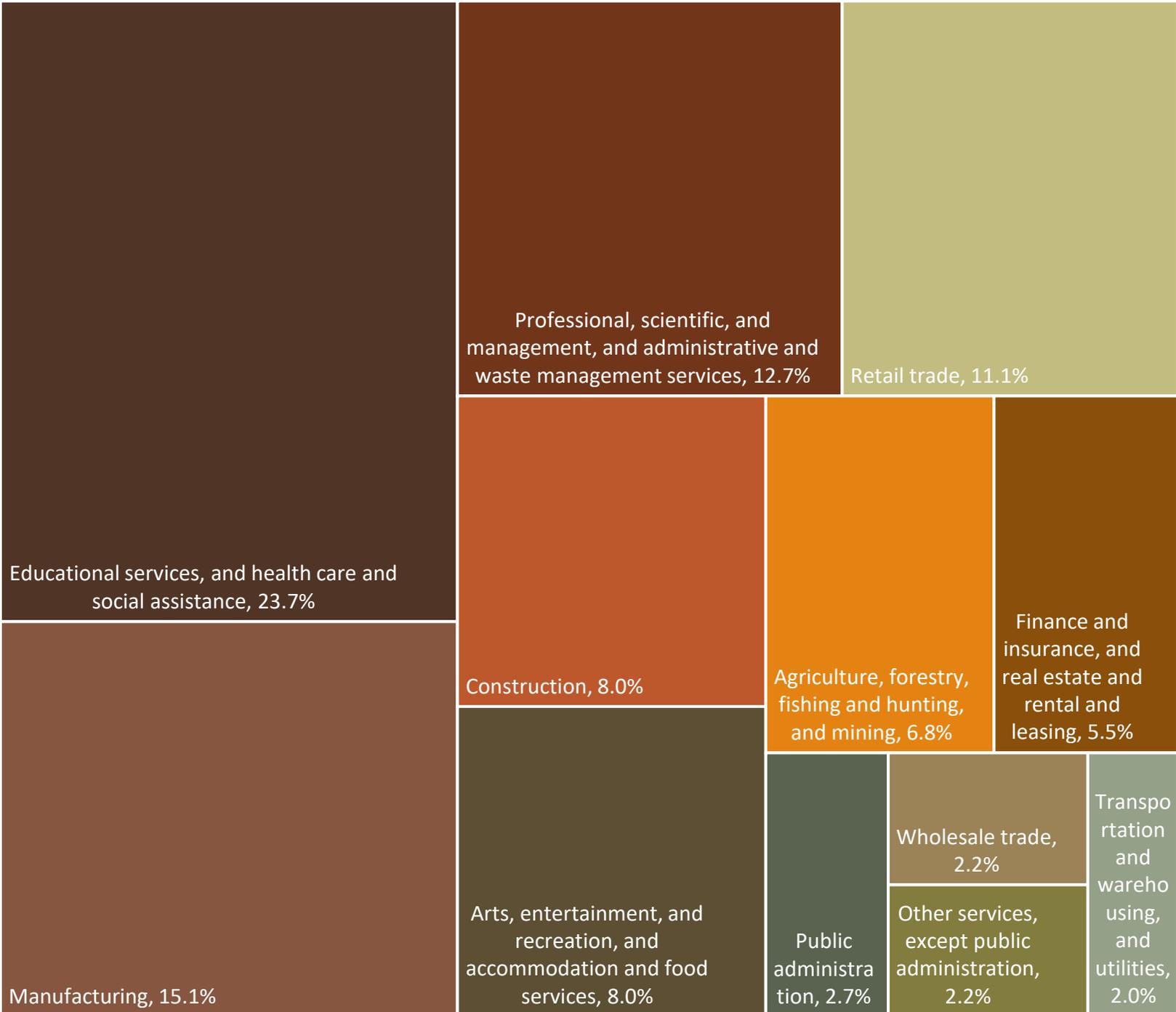
Top 5 Commuting Destinations:

- St. Albans City (17%)
- St. Albans Town (11%)
- South Burlington (7%)
- Burlington (6%)
- Fairfield (5%)



Occupations of Bakersfield Residents

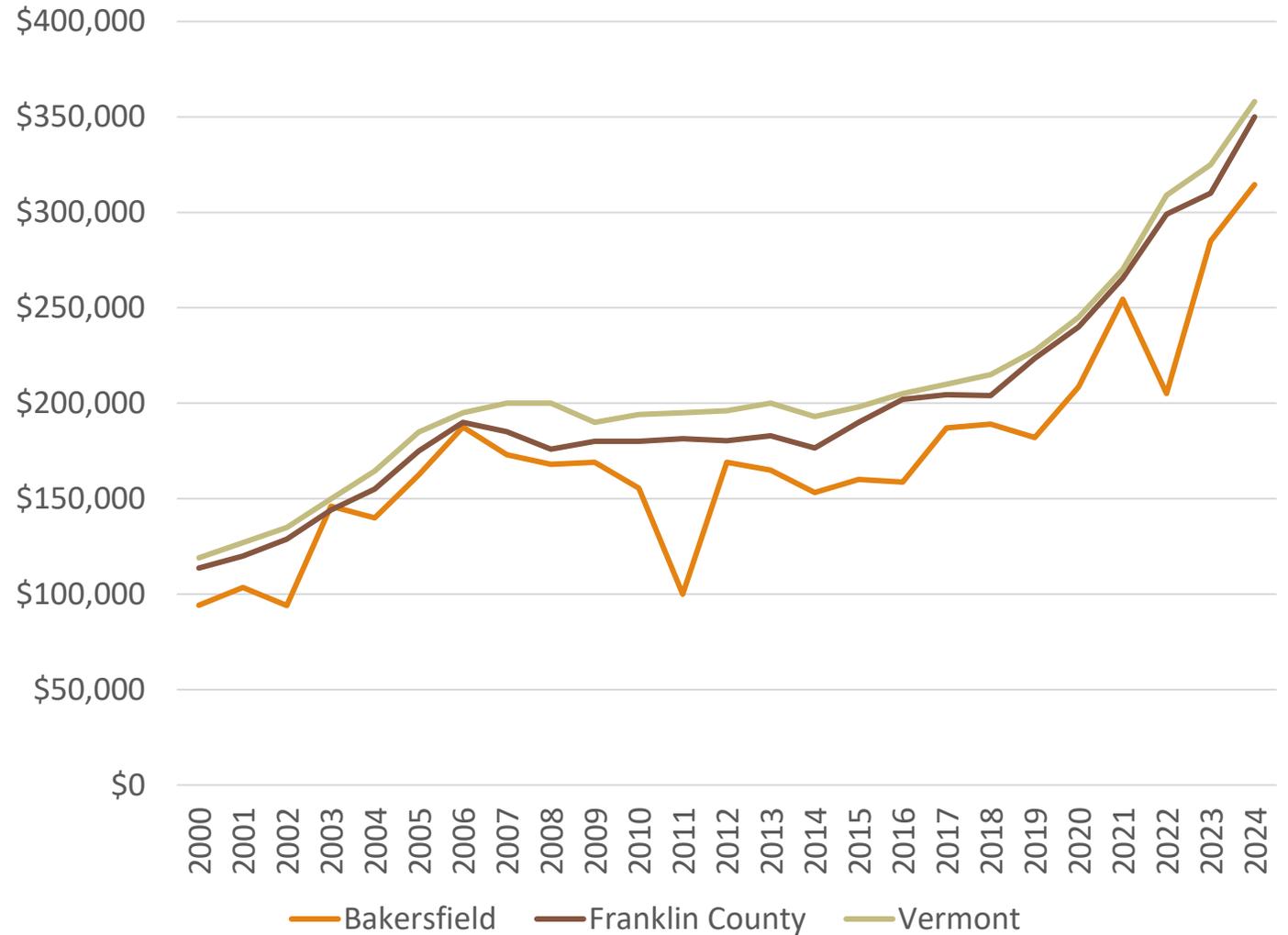
Median Household Income: \$85,769



Housing Cost

- 23% of homeowners with a mortgage are cost burdened
- 18% of renters are cost burdened

Median Home Sale Price



Visioning Exercise

- Everyone gets 10 dots
- Use your dots to vote on which priorities are the most important for the Town to focus on
- If you have any thoughts on these topics, you can write them with markers on the poster
- We will discuss the top 3 priorities at the end

Visioning Exercise - Discussion

- Group discussion for each of the top 3 priorities
- Questions to help get started:
 - Why is this important to you?
 - In an ideal world, what would fully addressing this priority look like?
 - Can you think of any steps that the Town could take short-term to help get there?

Mapping Exercise



Maintain: What do you like?

Place a red dot on areas, places, or features that you love and should stay the same (with maintenance and minor improvements)



Evolve: What would you like to see?

Place a green dot on areas, places, or features that you like but could use some improvements of small changes.



Transform: What are you concerned about?

Place a yellow dot on areas, places, or features that you think need major changes.

Use post-its or write on the maps to add additional comments or ideas for places in Bakersfield



Mapping Exercise - Discussion

- Which areas do you like and want to keep the way they are? (Maintain)
- Do you have ideas for improvements that could make places better? (Evolve)
- Which areas are you most concerned about? (Transform)
- Anything else to add? Issues we missed that should be addressed?

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Wrap-up and Next Steps

- Stay involved!
 - Project website: bit.ly/BakersfieldTownPlan
 - Planning Commission will use your feedback to develop a community vision at December 1st meeting
 - Meeting monthly starting in January to draft the plan
- Spread the word about the survey!
 - Flyer with link to online version
 - Paper copies are available at the Town Office and Library
 - Survey closes November 24th

Thank you!