

Current Table of Contents

Vision Statement.....	Error! Bookmark not defined.
Goals and Policies	
Chapter 1. Introduction	Error! Bookmark not defined.
Chapter 2. Community Profile	Error! Bookmark not defined.
Chapter 3. Historic and Archaeological Resources	Error! Bookmark not defined.
Chapter 4. Utilities, Facilities and Services	Error! Bookmark not defined.
Chapter 5. Transportation	Error! Bookmark not defined.
Chapter 6. Energy.....	Error! Bookmark not defined.
Chapter 7. Education and Childcare	Error! Bookmark not defined.
Chapter 8. Natural Resources	Error! Bookmark not defined.
Chapter 9. Housing.....	Error! Bookmark not defined.
Chapter 10. Land Use.....	Error! Bookmark not defined.
Chapter 11. Economic Development	Error! Bookmark not defined.
Chapter 12. All Hazards Resiliency.....	Error! Bookmark not defined.
Chapter 13. Implementation Plan.....	Error! Bookmark not defined.
Chapter 14. Compatibility with Surrounding Towns	Error! Bookmark not defined.
References	Error! Bookmark not defined.
Appendix I. Summary of Goals and Policies.....	1
Appendix II. Municipal Roles and Responsibilities	Error! Bookmark not defined.

Proposed Outline

1. Introduction
 - a. Vision Statement
 - b. Purpose of Plan
 - c. Key Themes
 - d. Equity and Inclusion
 - e. Community Engagement Process
 - f. Community Profile
 - i. Population
 - ii. Age
 - g. Compatibility with Neighboring Towns and the Region
 - h. Implementation
2. Historic and Archeological Resources
 - a. Town History
 - b. Historic Resources
 - c. Archeological Resources
3. Utilities, Facilities and Services
 - a. Utilities
 - i. Water

- ii. Wastewater
 - iii. Solid Waste
 - iv. Telecommunications
 - b. Facilities
 - i. Town Hall
 - ii. Town Garage
 - iii. Library
 - iv. Recreation
 - v. Post Office
 - vi. Historical Society
 - vii. Churches & Cemeteries
 - c. Services
 - i. Fire & Emergency Services
 - ii. Police Protection
 - iii. Education
 - iv. Childcare
- 4. Transportation
 - a. Town Highways
 - b. Complete Streets
 - c. Public Transportation
- 5. Energy
 - a. Enhanced Energy Plan
- 6. Environment and Resilience
 - a. Land Resources
 - i. Elevations and Slopes
 - ii. Septic Soils
 - iii. Ag and Forestry Soils
 - iv. Resource Extraction
 - b. Water Resources
 - i. Surface Water
 - ii. Ground Water
 - iii. Wetlands
 - c. Wildlife Resources
 - i. Rare Species
 - ii. Habitat Blocks
 - d. Scenic Resources
 - e. Resilience
 - i. Floodplain/Inundation Flooding
 - ii. River Corridor/Fluvial Erosion
 - iii. High Winds
 - iv. Structure Fires
 - v. Winter Storms
 - vi. Air Quality
- 7. Land Use

- a. Existing Land Use
 - i. Rural Areas and Agriculture
 - ii. Village
 - b. Proposed Land Use
- 8. Housing
 - a. Current Housing Stock / Trends
 - b. Affordability Needs
 - c. Housing Targets & Strategies
- 9. Economic Development
 - a. Local Employment Characteristics
 - b. Local Businesses
 - c. Village Center Designation
 - d. Economic Development Strategies / Challenges

Proposed Vision Statement

Bakersfield is a quiet, small town with a strong sense of community where people are friendly and neighbors know each other. The natural landscape and beautiful setting provide scenic views, peace and quiet and opportunities for recreation. A working landscape of active forests and farms of all sizes continues to be an essential part of the Town's identity and economy. The village center is historic, walkable and supports small businesses that serve the needs of the community and provide places to meet with friends and neighbors.

Revised Goals and Policies

Historic and Archaeological Resources

Goals:

- To preserve important historic and archaeological resources in Bakersfield
- To recognize and respect Bakersfield's rich history in decisions regarding land use and development

Policies:

1. Protect sites of archaeological and/or historical significance
2. Encourage the adaptive reuse of the Brigham Academy and other historic buildings to meet the needs of the Bakersfield community.
3. Encourage efforts to secure grants and raise funds for the preservation of historic and archaeological resources
4. Identify sites of potential archaeological and/or historical significance, and produce a document and map that locates and describes these sites
5. Encourage appropriate design and land use compatible with the historic character of the village
6. Encourage the planting of trees in the schoolyard and parks, and throughout the town.

Utilities, Facilities and Services

Goals:

- To provide municipal services and facilities that adequately support the health, safety and welfare of the people of Bakersfield.
- To promote communication of Bakersfield residents with each other and with a wider community.
- To provide code-compliant interior spaces that support community activities.
- To provide exemplary educational services to the children of Bakersfield.
- To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.
- To promote safe and affordable childcare in Bakersfield.

Policies:

Overall

1. Ensure that the town's utilities, facilities and services have sufficient capacity and quality to accommodate the rate of growth.
2. Identify and plan for municipal equipment and facilities that need replacement, retrofit, or upgrade and develop methods of financing the replacement. This may include a capital budget and program or similarly effective method. Evaluate the extension of municipal services based on system adequacy, fiscal feasibility and supporting the patterns of growth outlined in the Land Use chapter.

Water and Wastewater

1. Explore opportunities to provide shared septic services for buildings within the village core.
2. Consider if and when a municipal wastewater system would be appropriate and cost effective to service the village area.
3. Ensure that the municipal water system continues to provide adequate, healthy, clean drinking water for village residents and that the water supply remains public and is not privatized.

Solid Waste

1. Support efforts to educate residents about solid waste disposal options currently available through NWSWD in order to reduce junk and hazardous materials from being disposed of improperly.
2. Prohibit the unregulated storage of junk cars and other waste on properties in Bakersfield and require clean-up of existing sites.
3. Consider the establishment of a transfer station for processing junk vehicles for transportation to a local, permitted junkyard.

Fire, Emergency and Police Services

1. Identify and pursue opportunities for funding to enhance police protection in Bakersfield.
2. Continue to recruit and train volunteers for fire and emergency services.

Telecommunications

1. Work with providers to expand cell service in Bakersfield in a way that meets the needs of residents. Supported solutions include monopoles rather than lattice towers, with collocated providers to reduce the number of monopolies.

Municipal Facilities

Provide adequate recreational facilities to meet the needs of community residents

1. Encourage intergenerational programs that promote healthful living.
2. Restore the Brigham Academy building to serve as a multi-purpose municipal facility for education, senior/affordable housing, recreation, and/or other community use.
3. Ensure that designated emergency shelters are accessible and properly equipped.
4. Continue to provide library services that meet the needs of the community.
5. Establish and maintain a website that provides information on Bakersfield town governance and a calendar of town activities.
6. Support the retention of the US Post Office in the village.

Education

1. Establish fair and effective measures to control the pace and impact of development on educational services.
2. Support programs such as “Caring Communities,” the Teen Center, and “Success by Six”.

Childcare

1. Assess the need for and availability of childcare services in Bakersfield and support efforts to expand childcare services.

Transportation

Goals:

- To provide and maintain a safe, convenient, cost-effective, and functional transportation network for vehicular, pedestrian, and recreational use within the town
- To promote public transit and carpooling and to provide commuter parking

Policies:

1. Assure the town’s ability to provide public safety for any development by town regulation of all classes of roads, including access to private roads
2. Maintain a road maintenance and improvement program for the repair and/or rebuilding of the existing road network in an orderly cycle.
3. Reclassify Class 4 roads, which are not expected to serve public uses for motorized traffic, to legal trail status so that they may continue to be used for recreational uses and the right of way kept for future use.
4. Provide road signs, where necessary, for safety and traffic control purposes.
5. Assess the traffic impact of any new development on local roads before granting building or subdivision permits.
6. Limit road or driveway extension into important resource areas, including critical natural areas, wellhead protection areas, large blocks of intact forest, and important agricultural

lands.

7. Design all future roads, including culverts and ditching, that are to be taken over and/or maintained by the town to standards approved by the Selectboard.
8. Maintain the scenic character of the town's rural byways.
9. Continue to participate in the Northwest Regional Planning Commission's Transportation Advisory Committee (TAC).
10. Encourage the expansion of the sidewalks within the village to provide improved pedestrian access and safety.
11. Investigate solutions to reduce vehicle speeds through Bakersfield Village.
12. Explore the possibility of changing the recreational ATV ordinance.
13. Reduce air pollution by encouraging public transit, carpooling and the use of park and ride lots.
14. Adopt and implement the most recent (currently 2013) VTrans Town Road and Bridge Standards, or stricter standards.

Energy

Goals and Policies will be updated with Enhanced Energy Plan

Natural Resources

Goals:

- To protect and enhance the quality of wetlands and watercourses, wildlife habitats, ground water and aquifers, populations of rare and endangered species, forests and all other irreplaceable natural resources
- To encourage and foster an all hazards disaster resilient community.

Policies:

1. Restrict the density of development near high quality wetlands and watercourses, wildlife habitats, ground water and aquifers, populations of rare and endangered species, forests and all other irreplaceable natural resources to levels that will have minimal impact.
2. Support the purchase and protection of natural or fragile areas by local or state conservation agencies.
3. Prohibit all land development on slopes greater than 25 percent and maintain vegetative cover.
4. Regulate development on slopes greater than 15 percent to avoid environmental degradation and conditions that create health hazards.
5. Carefully control runoff and erosion should during all phases of construction.
6. Prohibit development in areas where the water table is less than 1.5 feet below the surface.
7. Prohibit new construction within the Wellhead Protection Area, as designated by the Vermont DEC.

8. Encourage the use of Low Impact Development (LID) strategies to treat stormwater on-site.
9. Promote the natural balance of the hydrologic regime by controlling excess runoff and maintaining natural water infiltration and storage capacities.
10. Promote development in proximity to wetlands, streams and ponds that preserves their value for education, science, aesthetics and recreation.
11. Develop a plan to establish a Town Forest.
12. Evaluate the flood hazard regulations for opportunities to incorporate additional measures to increase public safety and reduce future damages.
13. Consider adopting River Corridor bylaws to discourage future development in areas of high risk for fluvial erosion.
14. Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.
15. Explore participation in the FEMA Community Rating System (CRS) to secure a discount on flood insurance
16. Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation.
17. Continue to participate in the Franklin County Mutual Aid Agreement.

Housing

Goals:

- To ensure the provision of adequate, safe and affordable housing for all income and age groups in an environment that is safe and visually attractive
- To promote new and renovated residential development that reinforces and reflects the traditional forms and historic patterns of residential community settlements and efficiently utilizes existing and planned infrastructure

Policies:

1. Conserve and protect the quality and vitality of existing residential neighborhoods and encourage the renovation of old and deteriorating dwellings.
2. Locate new housing, especially housing for elderly and disabled residents, in proximity to Bakersfield village and existing infrastructure and services. Consider using the Brigham Academy building for this purpose.
3. In rural areas, encourage siting of new housing that blends harmoniously with the surrounding landscape and preserves continuous blocks of agricultural and forest land.
4. Determine residential densities on the basis of topography, soil conditions, proximity to highways, cost of providing mandated public services, and conservation of natural resources.
5. Promote innovative approaches to developing affordable housing, including planned unit developments.
6. Allow the building of accessory apartments within or attached to single family residences in accordance with state law.
7. Ensure that land use regulations do not restrict multifamily and manufactured housing in appropriate locations.

8. Support efforts that assist elderly and disabled residents who want to remain in their homes, and community-based health care systems that enable elderly and disabled people to remain in their communities.
9. Encourage high quality design, efficient construction, and energy efficiency to provide affordable housing that minimizes environmental costs.

Land Use

Goals:

- To maintain Bakersfield's rural character and scenic resources through informed land use decisions
- To accommodate future growth in patterns, densities, and locations that respect traditional patterns of development, and that do not compromise the integrity of natural, historic and cultural resources
- To establish public policies that balance development with the town's ability to provide services
- To protect and promote the continuation of agriculture and forestry as integral components of Bakersfield's local economy and culture through land use planning

Policies:

1. Promote new development in areas of existing infrastructure and services (roads, power, and water) and discourage development in areas without existing infrastructure and services.
2. Promote anti-sprawl initiatives as a measure to maintain the appropriate use of the town's land resources
3. Protect the vitality and importance of the village center by designating it as the primary focus for commerce while preserving its essential historic character and beauty
4. Discourage development in areas which are hazardous to human health and safety
5. In subdivision review, encourage lot layouts that respect the natural features of the landscape and do not create long, narrow lots which contribute to sprawl and waste irreplaceable agricultural and silvicultural resources
6. Strongly encourage landscaping and site design that reduces adverse impacts of new development
7. Protect scenic ridgelines by regulating their development, including the siting of cellular and wind towers
8. Development in existing neighborhoods in the village should respect historic resources, maintain compact settlement patterns and avoid potential conflicts between incompatible land uses.
9. Conserve agriculturally productive lands by accommodating development in areas apart from most farming activity and from areas of prime agricultural soils
10. Encourage sustainable agricultural and silvicultural practices to both protect the use of land and water resources, and to keep a working rural landscape based on a practice of stewardship
11. Promote alternative small farms which produce products such as cheese, yogurt, market garden, etc.

Economic Development

Goals:

- To promote a balanced, diverse economic base where residents have access to satisfying and rewarding job opportunities at a livable wage
- To promote and sustain the local agricultural and forestry economies
- To support the Village as the economic center of Bakersfield and encourage the growth of small businesses that serve the needs of local residents
- To support and encourage low-impact, home-based businesses throughout the town.

Policies:

1. Investigate opportunities to attract small businesses to the Village that serve the needs of the community, including a general store.
2. Maintain zoning bylaws to support the development of home businesses and home industries that fit with the rural character of the community.
3. Support the maintenance and upgrade of broadband internet and cell phone service to support existing and future businesses.
4. Provide infrastructure in appropriate areas to attract and retain businesses that are consistent with the town's character
5. Support agriculture and forestry related businesses and protect productive agricultural and forestry lands from conversion to incompatible land uses. .
6. Commercial and industrial development should not place an undue burden on the Town in terms of services and facilities required from their development and its associated impacts.

