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## 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

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**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.

**Commented [e1]:** Overall concept that is important for PC to note when reviewing policies- policies with clear directive language e.g. “protect sites...” are enforceable through 250/248 process, policies with “encourage” would not be. Also connected to potential revisions of the zoning bylaw.

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## Utilities, Facilities and Services

### Goals:

- To provide municipal services and facilities that adequately ~~support~~protect the health, safety and welfare of the people of Bakersfield.
- ~~To provide for the physical safety of residents with high quality fire, emergency medical, and law enforcement services~~
- 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 ~~ensure that regulation of land development in Bakersfield does not negatively impact the availability of~~ safe and affordable childcare in Bakersfield.

### Policies:

#### Overall

~~Look ahead and predict the town's future needs in regard to public facilities and services based on patterns of growth and development~~Ensure that the town's utilities, facilities and services have sufficient capacity and quality to accommodate the rate of growth.

- ~~Consider other growth control measures, including development of a capital budget, a yearly limit on the maximum number of building permits, and phasing of building construction, to reduce the impact of development on municipal services~~
- 1. ~~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. Identify equipment and facilities that need to be upgraded and develop methods of financing the replacements.~~
- 2. Evaluate the extension of municipal services based on system adequacy, ~~and~~ fiscal feasibility and supporting the patterns of growth outlined in the Land Use chapter.

#### Water and Wastewater

- ~~3-1.~~ Explore opportunities to provide shared coordinate in the provision of septic services for buildings within the village core.
- ~~4-2.~~ Consider if and when a municipal wastewater system would be appropriate and cost effective to service the village area.
- ~~5-3.~~ 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

**Commented [LS2]:** Added section headings that group policies by topic

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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.

~~\*2. Consider opportunities for the adaptive reuse of historic buildings~~

Telecommunications

1. ~~Support the enhancement of the telecommunications network when such facilities do not have significant adverse health, environmental or scenic impacts. Work with providers to expand cell service in Bakersfield in a way that meets the needs of residents. Supported solutions include monopolies rather than lattice towers, with collocated providers to reduce the number of monopolies.~~

~~1.~~

Municipal Facilities

2. Provide adequate recreational facilities to meet the needs of community residents
  - 3-1. Encourage intergenerational programs that promote healthful living.
  - 4-2. Restore the Brigham Academy building to serve as a multi-purpose municipal facility for education, senior/affordable housing, recreation, and/or other community use.
  - 5-3. Ensure that designated emergency shelters are accessible and properly equipped.
  - 6-4. Continue to provide library services that meet the needs of the community.
  - \* Encourage the Selectboard to adopt municipal ordinances to enforce the clean up of junkyards and other "quality of life" issues, such as farm animals in the village, noise pollution, etc.
  - 7-5. Establish and maintain a website that provides information on Bakersfield town governance and a calendar of town activities.
  - 8-6. 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.

~~1.~~

- 9-2. Support programs such as "Caring Communities," the Teen Center, and "Success by Six".

Childcare

**Commented [LS3]:** Repeated in Historic and Archeological Resources chapter

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**Commented [LS4]:** Policy expanded and reworded to support topics from survey/outreach

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~~10.1.~~ Assess the need for and availability of childcare services in Bakersfield and support efforts to expand childcare services.

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## 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

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~~1-2.~~ Maintain a road maintenance and improvement program for the repair and/or rebuilding of the existing road network in an orderly cycle. Maintain town roads according to a systematic review of condition and levels of use

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~~\*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.

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~~\*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, ~~including the current Bakersfield Sidewalk Project,~~ to provide improved pedestrian access and safety.

~~11.~~ Investigate solutions to reduce vehicle speeds through Bakersfield Village.

~~\* Reduce the speed limit to 25 miles/hour within the Village District~~

~~12.~~ ~~The Town should e~~ 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.

Commented [LS5]: New policy

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Commented [LS6]: Moved from Disaster Resilience chapter

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## Energy

### Goals and Policies will be updated with Enhanced Energy Plan

- Plan for increased electric demand with the support of local electric utilities and Efficiency Vermont.
- Reduce annual fuel needs and fuel costs for heating structures, to foster the transition from non-renewable fuel sources to renewable fuel sources, and to maximize the weatherization of residential households and commercial establishments.
- Hold vehicle miles traveled per capita to 2011 levels through reducing the amount of single-occupancy vehicle (SOV) commute trips and developing public transit ridership.
- Focus growth within and adjacent to the village.

### Policies

- Bakersfield supports energy conservation efforts and the efficient use of energy across all sectors.
- Bakersfield supports the reduction of transportation energy demand, reduction of single-occupancy vehicle use, and the transition to renewable and lower-emission energy sources for transportation.
- Bakersfield supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Bakersfield to other parts of the region and considering access to public transit when reviewing Act 250 applications.
- Bakersfield supports the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. Development of generation in identified preferred locations shall be favored over the development of other sites.
- Bakersfield supports the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.
- Support local farms and the local food system.

**Commented [LS7]:** Will be updated with Enhanced Energy Plan

## Education and Childcare

### Goals:

**Commented [LS8]:** Merged with Utilities, Facilities and Services

### Policies:

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## Natural Resources

### Goals:

- To protect and enhance the natural integrity and 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 enhance environmental quality, preserve the character of Bakersfield, and protect its natural assets
- To encourage and foster an all hazards disaster resilient community.

- ~~• Reduce the loss of life and injuries that result from disasters.~~
- ~~• Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation.~~

**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. Conduct Regulate development on slopes greater than 15 percent ~~carefully in order~~ to avoid environmental degradation and conditions that create health hazards.~~
- ~~• Carefully control runoff and erosion during all phases of construction.~~
- ~~• Inventory the town for high quality wetlands and watercourses, wildlife habitats, ground water and aquifers, populations of rare and endangered species, forests and all other irreplaceable natural resources~~
- ~~• Restrict the density of development in these critical areas to levels that will have minimal impact~~
- ~~• 5. Discourage development within ecologically sensitive areas including wetlands, steep slopes, and areas with shallow soils~~
- ~~• 6. Protect groundwater resources by p Prohibiting development in those areas where the water table is less than 1.5 feet below the surface.~~
- ~~• Permit development only in a manner that is safe to existing water supplies, both public and private~~
- ~~• 7. Prohibit new construction within the Wellhead Protection Area, as designated by the Vermont DEC.~~
- ~~• Minimize the impact of development on streams and floodplains to allow them to perform their natural functions~~
- ~~• 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.~~
- ~~• Encourage development within shoreline areas of streams, lakes or ponds that is compatible with the natural beauty of the area.~~
- ~~• Require sufficient setbacks to prevent erosion along streambanks or shorelands and pollution from subsurface sewage disposal systems, and to retain visual and physical access to the water bodies~~
- ~~• Prohibit land development resulting in the loss of wetland storage capacity~~
- ~~• Prohibit additions to wetlands of any substances that are likely to increase the concentration of materials beyond their assimilative capacities~~

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- \*10. Promote development in proximity to wetlands, and streams and ponds that preserves their value for education, science, aesthetics and recreation.
- ~~\* Incorporate vegetated buffers from streams, rivers and ponds into Bakersfield's zoning bylaws in order to better protect water quality~~
- ~~\* Develop and utilize Fluvial Erosion Hazard Maps to minimize losses from flooding and erosion~~
- \*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 and implementing River Corridor bylaws and buffers to discourage future development in areas of high risk areas for fluvial flooding or erosion hazards.  
Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.
- \*14.
- \*15. Explore participation in the FEMA Community Rating System (CRS) so as to secure a discount on flood insurance
- ~~\* Incorporate mitigation measures when developing improvements or expansion to municipal infrastructure.~~
- ~~\* Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.~~
- ~~\* Encourage and foster an all hazards disaster resilient community.~~
- ~~\* Reduce the loss of life and injuries that result from disasters.~~
- \*16. Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation.
- ~~\* Encourage flood emergency preparedness and response planning.~~
- ~~\* Continue to implement high priority projects identified in the Local Hazard Mitigation Plan~~
- ~~\* Adopt annually the Local Emergency Operations Plan.~~
- \*17. Continue to participate in the Franklin County Mutual Aid Agreement.
- ~~\* Resiliency measures will be compatible with natural features, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, historic resources; character of neighborhoods; and the capacity of the community to implement them.~~
- ~~\* Emergency Management, and the road crew to plan improved emergency response capacity (operations, training, equipment) during natural disasters.~~
- ~~\* Adopt and implement the most recent (currently 2013) VTrans Town Road and Bridge Standards, or stricter standards.~~

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## 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

~~To encourage construction and renovation of housing that promotes energy efficiency~~

**Commented [LS9]:** Will be addressed mainly in the Energy chapter

**Policies:**

1. Conserve and protect the quality and vitality of existing residential neighborhoods ~~of areas,~~ and encourage the renovation of old and deteriorating dwellings.
2. ~~To the extent possible,~~ 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 in rural areas that blends harmoniously with the surrounding landscape and preserves ~~the greatest amount of open space~~ 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.
- ~~5-6.~~ 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.
- ~~6-9.~~ Encourage high quality design, efficient construction, and energy efficiency to provide affordable housing that minimizes environmental costs.

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**Commented [LS10]:** New

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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 component’s 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.
- ~~Encourage low development densities where low levels of services are provided, and higher densities only where residences and businesses can be properly served~~

**Commented [LS11]:** Removed duplicated policies from Natural Environment and Resilience chapter

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~~1. Design clustered housing, including housing specifically designed to be affordable, to fit into the cultural, aesthetic, and natural resource landscape of Bakersfield.~~

**Commented [LS12]:** Addressed in Housing policies

~~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 simultaneously 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~~

~~Strongly encourage landscaping and site design that reduces adverse impacts of new development~~

~~6. Protect prime recreational resources from incompatible land uses and protect scenic qualities of agricultural, forest and riparian lands from unnecessary despoliation~~

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~~Permit development only in a manner that is safe for existing drinking water supplies, both public and private~~

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~~Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks~~

~~Protect river corridors by establishing a minimum setback or "buffer" between development and the streambank~~

~~Promote environmentally sound construction practices, including control of runoff and erosion during all phases of construction and treatment of wastes off of steep slopes~~

~~7. Protect scenic ridgelines by regulating their development, including the siting of cellular and wind towers~~

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~~Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table~~

**Commented [e13]:** Likely not a clear enough policy for 248a/248.

~~Prohibit land development on slopes greater than 25 percent, and maintain vegetative cover~~

~~Conduct development on slopes greater than 15 percent carefully in order to avoid environmental degradation and conditions that create health hazards~~

~~Protect public health, welfare, and safety by prohibiting development in the flood plain and continuing to participate in the National Flood Insurance Program (NFIP)~~

~~Support and encourage participation in land preservation measures, such as those promoted by the Vermont Land Trust~~

~~8. Maintain the character of Development in existing neighborhoods in the village should respect historic resources, maintain compact settlement patterns and avoid potential conflicts between incompatible land uses.~~

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~~9. Conserve agriculturally productive lands by accommodating development in areas apart from most farming activity and from areas of prime agricultural soils~~

**Commented [LS14]:** "Character" is a tough word – it's good to define the specific features you want to protect so that people don't just use it to mean whatever they want it to mean when interpreting the plan. I proposed this edit as one way to clarify, but open to suggestions

~~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~~

- ~~• Strongly encourage landscaping and site design that reduces adverse impacts of new development~~
- ~~• Protect and promote forestry as a valuable land use in Bakersfield through the creation of a town forest~~
- ~~• Promote alternative small farms which produce products such as cheese, yogurt, market garden, etc.~~
- ~~• 11. Provide incentives for appropriate commercial growth in the village district~~

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## Economic Development

### Goals:

- ~~• Encourage the development of appropriate and compatible industry and business in the town;~~
- ~~• 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. Promote a mix of new development in the designated village area, and focus a majority of any new commercial development within the village;~~
- ~~• 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 of and/or upgrade to reliable telecommunications services that support existing and future businesses, and attract commercial development, such as broadband internet and cell phone service.~~
- ~~4. Provide infrastructure in appropriate areas to attract and retain for the retention and attraction of 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.~~

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## All Hazards Resiliency

### Goals:

**Policies:**





