Bakersfield Town Plan Draft – Changes based on Public Comments

11/5/2026

The following changes were made to the Bakersfield Town Draft in response to public comments collected in September. The first section of this document shows all changes made to the plan between the September draft and the November PC Hearing draft. A full list of public comments and responses is also attached to this document.

Community Services and Spaces

Page 28: The 2020 U.S. Census indicates that there are 213 children under the age of 14 currently living in Bakersfield. ~~Childcare in Bakersfield is provided by the Early Childhood Program at the Elementary School, with a capacity of 20 children, and the Bakersfield After School Program, which has a capacity of 25 children.~~ There are currently no licensed childcare centers located in Bakersfield beyond the preschool and afterschool programs, which only run at specific hours during the school year. Data on other childcare options, such as grandparents, siblings, stay at home parents, un-registered childcare homes or other opportunities is not available.

Transportation

Page 30: Adopt and implement the most recent (currently ~~2013~~ 2026) VTrans Town Road and Bridge Standards, or stricter standards.

Energy

Page 35: Old policy restored: "Support 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."

Environment and Resilience

Page 46: Policy Removed: "~~Prohibit all land development on slopes greater than 25 percent and maintain vegetative cover.~~"

Page 46: Policy Removed: ~~"Regulate development on slopes greater than 15 percent to avoid environmental degradation and conditions that create health hazards."~~

Page 46: Policy Added: "Encourage development primarily on slopes less than 15 percent to avoid erosion and other environmental hazards."

Page 46: Policy edited: "Support the purchase ~~and~~, protection and participation in land preservation measures of natural or fragile areas by local or state conservation agencies."

Page 46: Old policy restored: "Protect and promote forestry as a valuable land use in Bakersfield through the creation of a town forest/natural area"

Page 46: New policy: "Monitor and remove diseased and dying trees in town and implement a shade tree preservation program". Implementation item also added in Chapter 10.

Page 47: Policy edited: "Continue to participate in the National Flood Insurance Program (NFIP) and explore participation in the FEMA Community Rating System (CRS) to secure a discount on flood insurance

Page 47: New language added:

> "Bakersfield has a strong record of protecting natural resources at the Town level. The 2026 Town Plan does not expand the Town's regulation of natural resources on private land. Additionally, all agricultural and forestry uses will continue to be exempt from regulation at the local level. Some existing town policies designed to protect natural resources may be counterproductive. For example, large minimum lot sizes in the Rural and Conservation zoning districts may be contributing to fragmentation of farms, forests and working lands.
>
> Adoption of this Town Plan enables Bakersfield to update its zoning regulations and reevaluate standards that may negatively affect the Town's rural land. More information is available in the Land Use chapter."

Page 55: New language under Habitat Blocks map: "The Habitat Blocks map is required for inclusion in the Town Plan under 24 V.S.A. § 4382(2)(D) and 24 V.S.A. 4302(6)(C), which were updated in Act 171 of 2016. **The Town Plan does not propose any new regulations based on the Habitat Blocks map**."

Page 56: Scenic resources text updated:

> "[…] the Town has identified specific scenic viewsheds that are important to the community's beauty and sense of place.
>
> - Rt. 36 and Cross Road, looking east
> - Rt. 108 between Burnor Rd. and Lost Nation Rd., looking south ~~View of Mt. Mansfield looking south from Rt. 108~~
> - Rt. 108 at the Enosburg town line, looking north
>
> ~~In~~ For these areas, the town encourages innovation in design and layout of development that respects and complements the scenic resource. The use of vegetative buffers and other screening methods are ~~also~~ encouraged."

Page 56: Light pollution text updated:

> "Bakersfield's night sky is also an important scenic resource that can be preserved through thoughtful development. Site design should encourage using properly shielded, energy-efficient, and warm-colored lighting, and minimizing unnecessary illumination when possible."

Land Use

Page 60: New Policy: "Support working lands as part of Bakersfield's natural landscape. Agriculture, forestry, sugaring, and related infrastructure shall continue to be exempt from development regulations at the local level."

Page 63: Updated language: "As currently implemented, the Town has concerns about the Fixed Area Allocation system that is currently used for subdivisions, as well as large minimum lot sizes in Rural and Conservation districts. The Town should ensure that ~~this system is~~ these policies are not contributing to fragmentation and loss of farm and forest land. Other options for zoning in rural areas may be more appropriate to meet the Land Use goals of the Town Plan, and should be explored in future zoning updates."

Housing

Page 70-71: Language added to ensure compliance with Act 179: "Housing cost and supply are largely determined by large-scale economic forces outside of the Town's control. For example, a shortage of contractors and a high cost of labor and materials are known issues at the state and regional levels. Bakersfield also has a number of town-specific constraints that are documented elsewhere in this plan, including wastewater disposal and issues with private wells. Working to implement solutions identified in the Town Plan to address these constraints will help to support housing in Bakersfield."

Note: Based on NRPC staff review

Implementation

Page 79: New item: "Consider adopting a Noise Ordinance" Responsibility: Selectboard

Page 80: Item edited: "Explore alternatives to large minimum lot sizes and fixed area allocation system for regulating density in rural areas"

Page 80: New item: "Monitor and remove diseased and dying trees in town and implement a shade tree preservation program." Responsibility: Conservation Commission

Bakersfield Town Plan Draft – Summary of Public Comments Received September 2026

Posted on _/_/2026

Planning Commission responses to comments are highlighted throughout the document.

Amber Foote received 9/17/26 12:13 PM 5

Cody Couture received 9/21/26 7:00 PM 21

Verbal comments made at 9/21/26 Planning Commission meeting 34

Nicky Magnant and Steve Magnant received 9/22/2026 8:43 AM 36

Amber Foote received 9/22/26 10:30 AM 38

Conservation Commission received 9/24/26 11:46 AM 40

Amber Foote received 9/24/26 4:09 PM 41

Gary Foote received 9/28/26 7:12 PM 43

Amber Foote received 9/17/26 12:13 PM

Bakersfield Town Plan: Goals & Policies Comparison

2018 Adopted Town Plan vs. 2026 Draft Town Plan (prepared for Selectboard review)

Scope and method

This document compares only the stated "Goals" and "Policies" sections of the 2018 adopted Town Plan (using its Appendix I, Summary of Goals and Policies, cross-checked against each chapter) against the 2026 draft Town Plan. Narrative/background text, data tables, maps, and the Implementation chapter's action table are not compared. Chapter numbering and titles changed substantially between the two documents — several 2018 chapters were merged or reorganized in the draft — so topics below are matched by subject matter, not by chapter number.

The 2026 draft restructures 14 topical 2018 chapters into 10; most notably, Education & Childcare is folded into Community Services and Spaces, and Natural Resources merges with All Hazards Resiliency into Environment and Resilience. The 2018 Compatibility with Surrounding Towns chapter had no Goals/Policies section of its own in 2018 and remains narrative-only (now inside the Land Use chapter) in the draft.

Cross-cutting findings worth flagging to the Board

- A new, town-wide prohibition on "extremely energy-intensive industries, including data centers" appears in the Energy chapter with no 2018 precedent. As written it is a plan-level policy statement, not a zoning prohibition — it will have no legal force until carried into the zoning bylaws, and it may raise Act 250/Section 248 preemption questions worth a conversation with town counsel before adoption.
- The Town Forest concept — present in both the 2018 Natural Resources and Land Use chapters — is absent from the entire 2026 draft. If the Board still wants this, it needs to be reintroduced somewhere.
- National Flood Insurance Program (NFIP) participation and Vermont Land Trust-style land-preservation support both disappear from the draft entirely (they were in 2018 Land Use, not restated in Environment and Resilience or anywhere else found). These read as gaps rather than intentional relocations — worth confirming with whoever drafted the 2026 document.
- Cell tower siting language is more favorable to the Board's own siting initiative in the draft than in 2018: wind towers keep a ridgeline-siting restriction, but cell towers are carved out with their own affirmative "identify appropriate locations" policy, plus a new preference for monopole/collocated designs in the Community Services chapter.
- The specific 25 mph Village District speed limit is replaced with vaguer "investigate solutions" language — the draft has no enforceable numeric speed policy.
- The Environment and Resilience chapter (merged Natural Resources + All Hazards Resiliency) shows by far the heaviest net reduction in policy count — roughly 31 items down to 15 — more than any other chapter. This is the section most worth a line-by-line Planning Commission review before adoption.
- A new housing policy explicitly protects multifamily and manufactured housing from restrictive zoning "in

accordance with state law" — this reflects recent Vermont housing statutes and has direct relevance to your manufactured-home CMA work.

1. Historic and Archaeological Resources

2018 Adopted Plan: *Chapter 3 (also Appendix I)* | ***2026 Draft Plan:*** *Chapter 2*

2018 Adopted Plan	2026 Draft Plan
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	• To preserve important historic and archaeological resources in Bakersfield • To recognize and respect Bakersfield's rich history in decisions regarding land use and development

2018 Adopted Plan	2026 Draft Plan
POLICIES	
• Protect sites of archaeological and/or historical significance • Encourage the adaptive reuse of the Brigham Academy and other historic buildings to meet the needs of the Bakersfield community. • Encourage efforts to secure grants and raise funds for the preservation of historic and archaeological resources • Identify sites of potential archaeological and/or historical significance, and produce a document and map that locates and describes these sites • Encourage appropriate design and land use compatible with the historic character of the village • Encourage the planting of trees in the schoolyard and parks, and throughout the town.	• Protect sites of archaeological and/or historical significance • Encourage the adaptive reuse of the Brigham Academy and other historic buildings to meet the needs of the Bakersfield community. • Encourage efforts to secure grants and raise funds for the preservation of historic and archaeological resources • Identify sites of potential archaeological and/or historical significance, and produce a document and map that locates and describes these sites • Encourage appropriate design and land use compatible with the historic character of the village • Encourage the planting of trees in the schoolyard and parks, and throughout the town

Key differences

- No substantive changes — goals and all six policies carried forward verbatim from 2018.
- Inconsistent spelling within the draft itself: the chapter title reads "Archeological" while the goal text still reads "Archaeological." Minor, but worth a copyedit pass before adoption.

2. Utilities/Community Services (incl. Education & Childcare)

2018 Adopted Plan: *Chapter 4 (Utilities, Facilities and Services) + Chapter 7 (Education and Childcare)* | ***2026 Draft Plan:*** *Chapter 3 — Community Services and Spaces*

2018 Adopted Plan	2026 Draft Plan
GOALS	

• To provide municipal services and facilities that adequately 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 • (Ch. 7) To provide exemplary educational services to the children of Bakersfield • (Ch. 7) To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters • (Ch. 7) To ensure that regulation of land development in Bakersfield does not negatively impact the availability of safe and affordable childcare	• 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	
2018 Adopted Plan	**2026 Draft Plan**

- Look ahead and predict the town's future needs in regard to public facilities and services based on patterns of growth and development
- 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
- Identify equipment and facilities that need to be upgraded and develop methods of financing the replacements
- Evaluate the extension of municipal services based on system adequacy and fiscal feasibility
- Explore opportunities to coordinate in the provision of septic services for buildings within the village core
- Consider if and when a municipal wastewater system would be appropriate and cost effective to service the village area
- 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
- Identify and pursue opportunities for funding to enhance police protection in Bakersfield
- Continue to recruit and train volunteers for fire and emergency services
- Consider opportunities for the adaptive reuse of historic buildings
- Provide adequate recreational facilities to meet the needs of community residents
- Encourage intergenerational programs that promote healthful living
- Restore the Brigham Academy building to serve as a multi-purpose municipal facility for education, senior/affordable housing, recreation, and/or other community use
- Ensure that designated emergency shelters are accessible and properly equipped
- Continue to provide library services that meet the needs of the community
- 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
- Prohibit the unregulated storage of junk cars and other waste on properties in Bakersfield and require clean-up of existing sites
- Consider the establishment of a transfer station for processing junk vehicles for transportation to a local, permitted junkyard
- 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.
- Support the enhancement of the telecommunications network when such facilities do not have significant adverse health, environmental or scenic impacts

Overall

- Ensure that the town's utilities, facilities and services have sufficient capacity and quality to accommodate the rate of growth.
- 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

- Explore opportunities to provide shared septic services for buildings within the village core.
- Consider if and when a municipal wastewater system would be appropriate and cost effective to service the village area. Consider purchasing or conserving land near the Village for a leach field.
- 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.
- Consider opportunities to expand access to the public water system.

Solid Waste

- Support efforts to educate residents about solid waste disposal options currently available through the Northwest Solid Waste District (NWSWD) in order to reduce junk and hazardous materials from being disposed of improperly.
- Prohibit the unregulated storage of junk cars and other waste on properties in Bakersfield and require clean-up of existing sites.
- Collaborate with NWSWD and other partners to establish programs that can help residents dispose of bulk trash and junk vehicles.

Fire, Emergency and Police Services

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

Telecommunications

- Work with providers to expand cell service in Bakersfield in a way that meets the needs of residents and visitors, especially along VT-108 and VT-36. Supported solutions include monopoles rather than lattice towers, with collocated providers. A small number of higher towers is preferred compared to a large number of low towers.
- Support access to broadband internet that meets the needs of current and future residents and businesses.

Community Spaces and Facilities

- Provide adequate recreational facilities to meet the needs of community residents

2018 Adopted Plan	2026 Draft Plan

• Establish and maintain a website that provides information on Bakersfield town governance and a calendar of town activities • Support the retention of the US Post Office in the village • (Ch. 7) Establish fair and effective measures to control the pace and impact of development on educational services • (Ch. 7) Assess the need for and availability of childcare services in Bakersfield • (Ch. 7) Support programs such as "Caring Communities," the Teen Center, and "Success by Six"	• Encourage intergenerational programs that promote healthful living. • Support the conversion of the Brigham Academy building to serve as a multi-purpose municipal facility for senior/affordable housing, business, and/or other community use. • Ensure that designated emergency shelters are accessible and properly equipped. • Continue to provide library services that meet the needs of the community. • Maintain a website that provides information on Bakersfield town governance and a calendar of town activities, and support the website's growth as a means for meaningful communication and information sharing. • Support the retention of the US Post Office in the village. **Education and Childcare** • Establish fair and effective measures to control the pace and impact of development on educational services. • Support programs that provide activities for youth, children, families and seniors. • Assess the need for and availability of childcare services in Bakersfield and support efforts to expand childcare services.

Key differences

- NEW — explicit cell-tower design preference: monopoles over lattice towers, with collocated carriers, and fewer/taller towers over more/shorter ones. Directly relevant to the Board's active cell-tower-siting push — this gives you plan language to point to.
- DROPPED — the general junkyard/"quality of life" ordinance-enforcement policy (farm animals in the village, noise pollution, etc.) does not appear anywhere in the draft.

  - This policy was broken up to be more specific:
    - Language about regulating farm animals in the village was not included because this is a controversial issue (2025 state environmental court case in Essex Junction ruled that towns could regulate agriculture in certain ways). We heard from some residents at the Community Meeting that they were worried about the possibility of Bakersfield regulating agriculture and didn't want this to happen, so we decided to remove this language
    - Junkyards addressed by Solid Waste policies

  A specific policy about a Noise Ordinance was added back in to latest draft

- NARROWED — the Brigham Academy adaptive-reuse policy drops "education" and "recreation" from the list of acceptable future uses, leaving only "senior/affordable housing, business, and/or other community use." Worth confirming that's intentional given the town's current purchase-and-sale option for senior housing there.
  - The idea was to narrow this language down now that the Town has more of an idea of what the property will be used for vs. in 2018. "Other community use" could include education, recreation, and anything else – the new policy language does not restrict these uses
- Reorganized into named subsections (Water/Wastewater, Solid Waste, Fire/EMS/Police, Telecom, Community Spaces, Education/Childcare) rather than one flat list — easier to navigate, but it also makes a few dropped items easy to miss on a casual read.
- Childcare goal reframed from a negative/regulatory frame ("does not negatively impact…childcare") to a positive frame ("promote safe and affordable childcare") — a tone shift, not a substance change.

3. Transportation

2018 Adopted Plan: *Chapter 5* | ***2026 Draft Plan:*** *Chapter 4*

2018 Adopted Plan	2026 Draft Plan
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	• 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	

2018 Adopted Plan	2026 Draft Plan
• 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 • Maintain town roads according to a systematic review of condition and levels of use • 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 • Provide road signs, where necessary, for safety and traffic control purposes • Assess the traffic impact of any new development on local roads before granting building or subdivision permits • 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 • 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 • Maintain the scenic character of the town's rural byways • Participate in the Northwest Regional Planning Commission's Transportation Advisory Committee (TAC) • Encourage the expansion of the sidewalks within the village, including the current Bakersfield Sidewalk Project, to provide improved pedestrian access and safety • Reduce the speed limit to 25 miles/hour within the Village District • The Town should explore the possibility of changing the recreational ATV ordinance	• Regulate all classes of roads including access to private roads to assure public safety for all development. • Maintain a road maintenance and improvement program for the repair and/or rebuilding of the existing road network in an orderly cycle. • Reclassify any remaining Class 4 roads that are not expected to serve public uses for motorized traffic to legal trail status. • Provide road signs, where necessary, for safety and traffic control purposes. • Assess the traffic impact of any new development on local roads before granting building or subdivision permits. • 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. • 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. • Maintain the scenic character of the town's rural byways. • Increase participation in the Northwest Regional Planning Commission's Transportation Advisory Committee (TAC). • Encourage the expansion of the sidewalks within the village to provide improved pedestrian access and safety. • Investigate solutions to reduce vehicle speeds through Bakersfield Village. • Reduce air pollution and energy use by encouraging public transit, carpooling and the use of park and ride lots. • Adopt and implement the most recent (currently 2013) VTrans Town Road and Bridge Standards, or stricter standards.

Key differences

- WEAKENED — the specific, enforceable "25 mph within the Village District" speed policy is replaced with the vaguer "investigate solutions to reduce vehicle speeds." If the Board wants a hard number in the plan, this draft doesn't have one.
    - The policy was reworded to include infrastructure like vehicle speed feedback signs that can be installed by the Town on state roads. A previous VTrans study only allowed reducing the

speed limit to 35 MPH on 108, and it's unlikely that it would give a different result if the Town tried again.

- DROPPED — "explore changing the recreational ATV ordinance" is gone entirely.
    - This can be added back by the Selectboard if it's still a priority. It would be helpful to note the nature of the change.
- NEW — "reduce air pollution and energy use by encouraging public transit, carpooling and park-and-ride lots" migrated here from the old Energy chapter.
- RELOCATED — the 2013 VTrans Road & Bridge Standards policy moves here from the old All Hazards Resiliency chapter — a more logical home.
- The reference to the specific, named "Bakersfield Sidewalk Project" is dropped in favor of generic sidewalk-expansion language.

4. Energy

2018 Adopted Plan: *Chapter 6* | ***2026 Draft Plan:*** *Chapter 5*

2018 Adopted Plan	2026 Draft Plan
GOALS	
• Plan for increased electric demand with the support of local electric utilities and Efficiency Vermont.	• To encourage the conservation of energy by individuals and organizations

2018 Adopted Plan	2026 Draft Plan
• 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.	• To promote efficient and climate resilient buildings • To demonstrate the Town's leadership by example with respect to the efficiency of municipal buildings, municipal transportation, and renewable energy generation
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, including 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.	• Support 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. • Support and encourage school participation in Vermont Energy Education Program (VEEP) activities to foster an educational foundation geared toward energy savings. • Support the efforts of Efficiency Vermont to promote the selection and installation of devices, appliances, and equipment that will perform work using less energy (e.g., ENERGY STAR). • Consider and prioritize efficiency along with cost when replacing current systems in municipal buildings. • Consider and prioritize efficiency along with cost when replacing or adding municipal vehicles. • Consider municipal renewable energy generation options including community solar, wastewater methane collection, or other potential municipally owned projects. • Extremely energy-intensive industries, including data centers, shall not be permitted in Bakersfield.

Key differences

- MAJOR NEW POLICY — an explicit town-wide prohibition on "extremely energy-intensive industries, including data centers." Nothing like this exists in 2018. Flag for the Board: a Town Plan policy doesn't self-execute — it will need to be carried into the zoning bylaws to actually block a data center application, and it may draw legal scrutiny (Act 250 / Section 248 preemption questions) worth running past town counsel before adoption.
- GOALS NARROWED — the 2018 goals were community-wide (a numeric VMT-reduction target, a village-growth-focus target); the 2026 goals pivot almost entirely to the Town's own municipal operations. The 'hold VMT per capita to 2011 levels' numeric target and the 'focus growth within/adjacent to village' goal are both dropped from this chapter, and no numeric energy or VMT target appears anywhere else in the draft that I found.
    - VMT goal is still partially addressed by this Transportation goal: "To promote public transit and carpooling and to provide commuter parking"
    - "Focus growth within/adjacent to the village" is still addressed by Land Use policies
- DROPPED — the renewable-siting/'preferred locations' policy and the fossil-fuel-to-heat-pump conversion policy are both gone. Wind-tower siting now appears only as a narrow ridgeline prohibition in the Land Use chapter, with no general renewable-siting-preference policy to replace this one.
    - First policy added back to latest draft
    - Heat pump conversion policy is addressed by "Support the efforts of Efficiency Vermont to promote the selection and installation of devices, appliances, and equipment that will perform work using less energy".
- DROPPED — 'support local farms and the local food system' is gone from Energy (a version of agricultural support survives in Economic Development, but the energy-system framing is lost).
    - Duplicate policies between chapters were consolidated where possible, and we thought Economic Development would be a more logical place.
- NEW — the VEEP school energy-education policy has no 2018 counterpart.

5. Environment and Resilience (Natural Resources + All Hazards Resiliency, merged)

2018 Adopted Plan: *Chapter 8 (Natural Resources) + Chapter 12 (All Hazards Resiliency)* | ***2026 Draft Plan:*** *Chapter 6*

2018 Adopted Plan	2026 Draft Plan
GOALS	

• To protect 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 • (Ch. 12) Encourage and foster an all hazards disaster resilient community • (Ch. 12) Reduce the loss of life and injuries that result from disasters • (Ch. 12) Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation	• To protect and enhance the quality of wetlands and watercourses, wildlife habitats, ground water and aquifers, populations of rare and endangered species, forests, scenic viewsheds and all other irreplaceable natural resources. • To encourage and foster an all hazards disaster resilient community
POLICIES	
• Prohibit all 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 • 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 • Discourage development within ecologically sensitive areas including wetlands, steep slopes, and areas with shallow soils • Protect groundwater resources by 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 • 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 • Encourage the use of Low Impact Development (LID) strategies to treat stormwater on-site • 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	• 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. • Support the purchase and protection of natural or fragile areas by local or state conservation agencies. • Prohibit all land development on slopes greater than 25 percent and maintain vegetative cover. • Regulate development on slopes greater than 15 percent to avoid environmental degradation and conditions that create health hazards. • Carefully control runoff and erosion during all phases of construction. • Prohibit development in areas where the water table is less than 1.5 feet below the surface. • Prohibit new construction within the Wellhead Protection Area, as designated by the Vermont DEC. • Encourage the use of Low Impact Development (LID) strategies to treat stormwater on-site. • Promote the natural balance of the hydrologic regime by controlling excess runoff and maintaining natural water infiltration and storage capacities. • Encourage educational, scientific, aesthetic and recreational activities in proximity to wetlands and ensure that development is not detrimental to these activities. • Evaluate the flood hazard regulations for opportunities to incorporate additional measures to increase public safety and reduce future damages. • Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion. • Explore participation in the FEMA Community Rating System (CRS) to secure a discount on flood insurance.
2018 Adopted Plan	**2026 Draft Plan**

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 • Promote development in proximity to wetlands and streams 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 • Develop a plan to establish a Town Forest • (Ch. 12) Encourage flood emergency preparedness and response planning • (Ch. 12) Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion • (Ch. 12) Continue to implement high priority projects identified in the Local Hazard Mitigation Plan • (Ch. 12) Adopt annually the Local Emergency Operations Plan • (Ch. 12) Participate in the Franklin County Mutual Aid Agreement • (Ch. 12) Resiliency measures will be compatible with natural features… character of neighborhoods; and the capacity of the community to implement them • (Ch. 12) Emergency Management, and the road crew, to plan improved emergency response capacity (operations, training, equipment) during natural disasters • (Ch. 12) Evaluate the flood hazard regulations for opportunities to incorporate measures to increase public safety and reduce future damages • (Ch. 12) Consider adopting and implementing river corridors and buffers to discourage future development in high risk areas for flooding or erosion hazards • (Ch. 12) Explore participation in the FEMA Community Rating System (CRS) so as to secure a discount on flood insurance • (Ch. 12) Incorporate mitigation measures when developing improvements or expansion to municipal infrastructure • (Ch. 12) Adopt and implement the most recent (currently 2013) VTrans Town Road and Bridge Standards, or stricter standards — relocated to Transportation in 2026	• Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation. • Continue to participate in the Franklin County Mutual Aid Agreement.

Key differences

- LARGEST CONSOLIDATION IN THE DRAFT — roughly 31 combined 2018 policies across the old Natural Resources and All Hazards Resiliency chapters shrink to 15. Confirm with the Planning Commission whether this is deliberate streamlining or a drafting gap before this goes to a public hearing.
- DROPPED — 'Develop a plan to establish a Town Forest' does not appear anywhere in the 2026 draft. It was also referenced in the 2018 Land Use chapter, which likewise drops it (see topic 6 below) — the concept is gone from the entire plan, not just relocated.

- Town Forest language was added back in using language from the Conservation Commission

- DROPPED — 'adopt annually the Local Emergency Operations Plan' and 'continue to implement high-priority projects identified in the Local Hazard Mitigation Plan' are both gone as written plan commitments. Worth confirming these practices continue administratively even though the plan no longer references them.
    - Addressed in another policy, "Reduce damages to public infrastructure resulting from all hazards events through hazard mitigation planning and project implementation.". This policy is implemented by implementation action #16 in the Implementation chapter: "Maintain a current Local Hazard Mitigation Plan and adopt a Local Emergency Operations Plan each year."
- DROPPED — several wetland-specific protections: no-net-loss of wetland storage capacity, prohibition on pollutant additions to wetlands, a required vegetated-buffer-in-zoning-bylaws policy, and shoreline-development-compatibility language are all absent from the draft.
    - In general, wetlands are already heavily regulated by the State so policies that are redundant with state wetland rules were removed
    - References to "shorelands" were removed, since this term refers to large lakes of which Bakersfield does not have any.
    - "Incorporate vegetated buffers from streams, rivers and ponds into Bakersfield's zoning bylaws in order to better protect water quality" – already incorporated into zoning via River Corridors.
    - "Require sufficient setbacks to prevent erosion along streambanks or shorelands" - already incorporated into zoning via River Corridors.
- DROPPED — 'permit development only in a manner safe to existing water supplies' and the general river-corridor setback/buffer policy are both gone here and not replaced anywhere else in the plan (see Land Use notes — the same items are missing there too).
    - River corridor regulations have already been adopted and implemented in the Town's zoning bylaws, so the River Corridor language ("Consider adopting and implementing river corridors and buffers") is no longer appropriate.
- DROPPED — the town-wide natural-resource inventory policy and the Fluvial Erosion Hazard Mapping policy are both gone as forward-looking action items.
    - Fluvial Erosion Hazard Mapping was outdated language, the Town now has this in the form of River Corridor standards in the zoning bylaws.
- NEW — 'support the purchase and protection of natural or fragile areas by local or state conservation agencies' has no direct 2018 counterpart here (the closest relative, Vermont Land Trust support, was in 2018 Land Use and is also gone from the 2026 Land Use list — so this may be its replacement, in a narrower form).
    - Correct, this is meant to address that former Land Use Policy in a broader way by not limiting it to a single organization (VT land trust).
- Goal-level: the 2018 goals to 'reduce loss of life and injuries' and 'reduce damages to infrastructure' are folded into a single, broader resiliency goal, and 'scenic viewsheds' is newly added to the natural-resources goal.

6. Land Use

2018 Adopted Plan: *Chapter 10 (+ Chapter 14, Compatibility with Surrounding Towns — narrative only, no goals/policies)* | ***2026 Draft Plan:*** *Chapter 7 (folds in compatibility-with-neighbors discussion)*

2018 Adopted Plan	2026 Draft Plan
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	• 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	
• Encourage low development densities where low levels of services are provided, and higher densities only where residences and businesses can be properly served • Design clustered housing, including housing specifically designed to be affordable, to fit into the cultural, aesthetic, and natural resource landscape of Bakersfield • Promote anti-sprawl initiatives as a measure to maintain the appropriate use of the town's land resources • 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 • Promote new development in areas of existing infrastructure (roads, power, and water) and discourage development in areas without existing infrastructure	• Promote new development in areas of existing infrastructure and services (roads, power, and water) and discourage development in areas without existing infrastructure and services. • Promote anti-sprawl initiatives as a measure to maintain the appropriate use of the town's land resources • Protect the vitality and importance of Bakersfield Village by designating it as the primary focus for commerce while preserving its essential historic character and beauty • Discourage development that causes hazards to human health and safety • In subdivision review, encourage lot layouts, landscaping and site design that respect the natural features of the landscape and do not create long, narrow lots which contribute to sprawl and waste irreplaceable agricultural and forest resources
2018 Adopted Plan	**2026 Draft Plan**

• Discourage development in areas which are hazardous to human health and safety • 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 • Protect prime recreational resources from incompatible land uses and protect scenic qualities of agricultural, forest and riparian lands from unnecessary despoliation • Permit development only in a manner that is safe for existing drinking water supplies, both public and private • 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 • Protect scenic ridgelines by regulating their development, including the siting of cellular and wind towers • Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table • 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 • Maintain the character of existing neighborhoods in the village and avoid potential conflicts between incompatible land uses • Conserve agriculturally productive lands by accommodating development in areas apart from most farming activity and from areas of prime agricultural soils • 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. • Provide incentives for appropriate commercial growth in the village district	• Prohibit siting wind towers on specific scenic ridgelines identified in this plan (Environment and Resilience chapter). • Work to identify appropriate locations for cell towers that would provide the best coverage for Bakersfield visitors and residents. • Development in existing neighborhoods in the village should respect historic resources, maintain compact settlement patterns and avoid potential conflicts between incompatible land uses. • Conserve agriculturally productive lands by accommodating development in areas apart from most farming activity and from areas of prime agricultural soils • 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 • Promote alternative small farms which produce products such as cheese, yogurt, market garden, etc.

Key differences

- MAJOR CONDENSATION — 25 policies down to 11. Most of the dropped items are site-specific environmental standards (slopes, wetlands, wellhead areas, floodplains, river-corridor setbacks) that look like they were meant to be consolidated

into the Environment and Resilience chapter — EXCEPT several of them (NFIP participation, Vermont Land Trust support, river-corridor setbacks, the drinking-water-safe-development standard) are not actually present in that chapter either. Recommend flagging these as a possible genuine gap, not an assumed relocation.

- Continued NFIP participation was added back into the latest draft as a policy
- VT Land Trust support is addressed in new Environment and Resilience policy (support the purchase and protection of natural or fragile areas by local or state conservation agencies).
- See Environment & Resilience chapter responses for River Corridors

- FAVORABLE CHANGE FOR THE CELL TOWER PROJECT — the 2018 catch-all 'protect scenic ridgelines by regulating siting of cellular AND wind towers' is split: wind towers keep a ridgeline prohibition, but cell towers get their own separate, affirmative policy ('work to identify appropriate locations…') with no ridgeline restriction attached. Combined with the new Telecom policy in Chapter 3, this draft is measurably more favorable to the Board's tower-siting goal than the 2018 plan.

- DROPPED — 'provide incentives for appropriate commercial growth in the village district' has no direct replacement here (a narrower, related idea — a co-op general store — shows up as a new Economic Development policy instead).
  - "Investigate opportunities to attract small businesses to the Village[…]" in the Economic Development chapter is not limited to a general store and serves as a replacement for this policy
- DROPPED — 'protect and promote forestry…through creation of a town forest' confirms the Town Forest concept is gone from the entire draft, not just the Environment chapter.
  - Town Forest language was added back in using language from the Conservation Commission
- DROPPED — Vermont Land Trust-style land-preservation support has no replacement anywhere in the draft that I could locate.
  - VT Land Trust support is addressed in new Environment and Resilience policy (support the purchase and protection of natural or fragile areas by local or state conservation agencies).

7. Housing

2018 Adopted Plan: *Chapter 9* | ***2026 Draft Plan:*** *Chapter 8*

2018 Adopted Plan	2026 Draft Plan
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	• 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	

• Promote innovative approaches to developing affordable housing, including planned unit developments • Determine residential densities on the basis of topography, soil conditions, proximity to highways, cost of providing mandated public services, and conservation of natural resources, as well as capacity to meet Vermont Agency of Natural Resources requirements • Conserve and protect the quality and vitality of existing residential neighborhoods or areas, and encourage the renovation of old and deteriorating dwellings • Encourage siting of new housing development to preserve the greatest amount of open space and blend harmoniously with the surrounding landscape • Allow the building of accessory apartments within or attached to single family residences in accordance with state law • 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 • To the extent possible, locate new housing for elderly and disabled residents in proximity to Bakersfield village and	• Conserve and protect the quality and vitality of existing residential neighborhoods and encourage the renovation of old and deteriorating dwellings. • 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. • In rural areas, work with developers to site new housing in a way that blends harmoniously with the surrounding landscape and preserves continuous blocks of agricultural and forest land. • Determine residential densities on the basis of topography, soil conditions, proximity to Class 3 or better public roads, availability of public water, cost of providing mandated public services, and conservation of natural resources. • Promote innovative approaches to developing affordable housing, including planned unit developments. • Allow the building of accessory dwelling units within or attached to single family residences in accordance with state law.
2018 Adopted Plan	**2026 Draft Plan**
existing infrastructure and services, including consideration of the Brigham Academy building for this purpose • Promote the use of natural, non-toxic energy efficient materials in the renovation of existing and the construction of new housing	• Ensure that land use regulations do not restrict multifamily and manufactured housing in accordance with state law. • 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. • Encourage high quality design, efficient construction, and energy efficiency to provide affordable housing that minimizes environmental costs.

Key differences

- NEW — 'ensure that land use regulations do not restrict multifamily and manufactured housing in accordance with state law.' No 2018 counterpart; reflects Vermont's recent statutory changes limiting municipal ability to zone out these housing types. Directly relevant to your manufactured-home valuation work.
- Terminology updated — 'accessory apartments' (2018) becomes 'accessory dwelling units' (2026), the current statutory term.
- Density criteria expanded — 'proximity to highways' becomes 'proximity to Class 3 or better public roads, availability of public water' — more specific language worth checking against the current zoning bylaws for consistency.
- 'Preserve the greatest amount of open space' is replaced with 'preserves continuous blocks of agricultural and forest land' — a narrower, more targeted standard.
    - This was intentional, idea was that Land Use and Housing policies should strive to promote development in a way that preserve the working landscape rather than just "open space".
- DROPPED — 'promote the use of natural, non-toxic energy efficient materials' is gone as a standalone policy; folded into the general energy-efficiency language of the final 2026 policy.
- Goal-level: the standalone energy-efficiency-in-housing goal is dropped (its substance survives only at the policy level).

8. Economic Development

2018 Adopted Plan: *Chapter 11* | ***2026 Draft Plan:*** *Chapter 9*

2018 Adopted Plan	2026 Draft Plan
GOALS	
• To promote and sustain the local agricultural and forestry economies • Encourage the development of appropriate and compatible industry and business in the town • Promote a balanced, diverse economic base, with a focus on locally owned enterprises that utilizes the local labor force • Promote a mix of new development in the designated village area, and focus a majority of any new commercial development within the village • Support and encourage low-impact, home-based businesses	• 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	
• Maintain zoning bylaws to support the development of home businesses and home industries that fit with the rural character of the community. • Support the maintenance of and/or upgrade to reliable telecommunications services that support existing, and attract commercial development, such as broadband internet and cell phone service.	• Investigate opportunities to attract small businesses to the Village that serve the needs of the community, including a cooperative-based general store that sells products from local businesses. • Maintain zoning bylaws to support the development of home businesses and home industries that fit with the rural character of the community, including home-based food businesses and roadside stands.

2018 Adopted Plan	2026 Draft Plan
• Provide infrastructure in appropriate areas for the retention and attraction of businesses that are consistent with the town's character. • 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. • Support agriculture and forestry related businesses, and protect productive agricultural and forestry lands from conversion to incompatible land uses.	• Maintain and upgrade broadband internet and cell phone service to support existing and future businesses. • Provide infrastructure in appropriate areas to attract and retain businesses that are consistent with land use goals. • Support agriculture and forestry related businesses and protect productive agricultural and forestry lands from conversion to incompatible land uses. • 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.

Key differences

- NEW — 'investigate opportunities to attract small businesses to the Village…including a cooperative-based general store' is a concrete, specific new policy with no 2018 counterpart.
- Home-business policy expanded to explicitly name 'home-based food businesses and roadside stands' — gives clearer zoning-bylaw support for the cottage-food/roadside-stand trend.
- 'Consistent with the town's character' (2018) becomes 'consistent with land use goals' (2026) — shifts from a subjective standard to one cross-referenced against the Land Use chapter.
- Goals reworded to emphasize 'a livable wage'; the 2018 goals' explicit emphasis on 'locally owned enterprises that utilize the local labor force' is dropped from the goal language. Worth asking the Planning Commission whether that's a deliberate philosophical shift or just a rewrite.

.Bakersfield Town Plan

Public Comments for the Record

The following comments were gathered from Bakersfield residents on the Bakersfield VT Community Forum and Bakersfield Community (VT) groups regarding the draft Bakersfield Town Plan, along with comments from the undersigned. They are submitted for the record on behalf of the individuals named below, who authorized their comments to be shared with the Selectboard and Planning Commission.

Adam Doane

There's no big business that is ever going to set up shop in Bakersfield, the land itself won't support it, let alone the town's infrastructure. The biggest threat is development companies pushing for new laws to push locals and long time residents out so they can buy up the once prime ag land and go from planting corn to planting houses. It's a case of development companies and government being in bed together, turning the average citizen against rural and agricultural communities to get what they want. With the highlighted sections of the plan, if any of that goes through it would render most of my family's farm untouchable for any kind of use. Most of the land I work has steeper grades than that, along with areas they deem as wetlands that have had drain tile for the last 100 years, unusable, and it also makes it so none of my farm roads and woods roads could be maintained. If any or all of these things were to actually take effect, my family would be forced out of maple, dairy, crops, and topsoil businesses. My family has been in Bakersfield since before the town was a town, and as I see it now, it's going to be a struggle for my generation to keep our 300 year old farm going.

Thank you for your comments. The latest plan draft has been updated to explain that 1) that the plan does not propose any new restrictions on private land based on natural resources, and (2) agriculture, forestry and related uses will continue to be exempt from development regulations

Lewis Sheridan

Exactly, government and the state do not care about agriculture anymore, and it's pretty sad because that's what this state was known for. They need to stop trying to change the town and worry about their own business, it would be better for everyone.

Thank you for your comments. The latest plan draft has been updated to explain that 1) the plan does not propose any new restrictions on private land based on natural resources, and (2) agriculture, forestry and related uses will continue to be exempt from development regulations

Kyle Kramer

I'm not sure that the Wellhead Protection Area is fully inside the Village. It also seems to me

that protecting areas where the water table is less than 1.5 feet below the surface doesn't apply only to the Village but also to areas outside of the town. Though this may seem restrictive, there is an element of common sense to many of these amendments in relation to new construction.

Dennis Jewett Jr

This definitely deserves clarification before it is adopted. While a town plan does not immediately function as a zoning bylaw, it establishes the policies that future zoning and subdivision regulations can be based upon. Language such as restrict development near wildlife habitat, all other irreplaceable natural resources, and prohibit all land development on slopes greater than 25 percent is far too broad without precise definitions and parcel level maps showing exactly which properties would be affected. Who determines what qualifies as wildlife habitat, what evidence will be required, and will each property receive an on site evaluation rather than relying solely on a computer

generated state map? The town should also disclose how many properties fall within the 15 and 25 percent slope areas, shallow water table areas, and the Wellhead Protection Area. These policies are not technically the repealed Act 250 Tier 3 proposal, but they follow a very similar approach and could create the foundation for comparable restrictions through local bylaws later. Before this moves forward, landowners deserve clear maps, specific definitions, exemptions for existing lots, and an honest explanation of how these policies could affect their ability to build, improve, farm, log, or otherwise use their own property.

Thank you for your comments. The latest plan draft has been updated to explain that 1) the plan does not propose any new restrictions on private land based on natural resources, and (2) agriculture, forestry and related uses will continue to be exempt from development regulations

Nick Newett

I'm definitely not for it, I would vote no. Not sure if I'll make it, but I'll try.

Cody Couture

What just blows me away is you HAVE to have seen statewide pushback to these EXACT regulatory propositions and you all still chose to push them through locally anyway. So whether people attended those meetings or not you guys had to have some semblance of an idea that this wouldn't be a good thing for a large portion of this town.

In response to a question about why board members would not answer directly on the forum, Heather Jewett wrote: "It's illegal for us to. Sorry if you don't like my answer. I don't like it either." I'll also just point out that claiming Vermont law doesn't allow you to answer questions on here is a misrepresentation of the law. That law restricts a quorum, not you or any member on the board or a local committee from answering questions. Furthermore, even if this reaches the hearing, Vermont law 24 V.S.A chapter 117 says you're still required to hear

public testimony.

For the record, 1 V.S.A. Section 310(5)(A) defines a "meeting" as: "A gathering of a quorum of the members of a public body for the purpose of discussing the business of the public body or for the purpose of taking action." A single member answering a question does not meet that quorum threshold. 1 V.S.A. Section 310(3) defines "deliberations" as: "Weighing, examining, and discussing the reasons for and against an act or decision, but expressly excludes the taking of evidence and the arguments of parties." Answering a question, where no change or decision is being posed, is not a deliberation and does not qualify as a quorum under either definition. Typically, yes or no questions do not qualify as a deliberation either. Answering a question about where language in the plan was copied and pasted from state mandated criteria is also not a deliberation, since it is a factual disclosure, not a weighing of reasons for or against a decision.

Vermont's environment is in great shape because Vermonters have stewarded this land for generations, long before any of this mapping existed. That record belongs to us, not to a regulation that just showed up. And these plans are clearly not just about the environment. The town plan itself says scenic views matter to economic vitality through tourism, that doesn't exactly exist in Bakersfield, we are not a tourist town, not to mention the state just built a whole tourism brand around Vermont's rural look, 4.2 billion dollars a year. Some of this is about protecting scenery for tourism, not just habitat, they're potentially gearing up to violate property rights for aesthetics. On the flood buffer point specifically, that mapping has the same problem nationwide. About 75 percent of FEMA's flood maps are outdated, some still built on rainfall data from the 1970s, and older maps use rough 20 footcontour lines instead of the inch accurate LiDAR data available now. Engineers have found properties FEMA flagged as flood prone sitting 30 feet above the nearest river. And the pattern holds here too, the closer you zoom into an individual parcel, the less accurate this kind of mapping gets. That's exactly what happened with my own land under the habitat mapping, listed as wildlife habitat, but actually listed as agricultural once run through the NRCP. I don't think anyone is against protecting people from flooding. We're against new authority riding on flawed maps that admit they get worse at the exact scale they're being used at. We're adopting a town plan that plans to strip away landowner rights for aesthetics, national grants, and a FEMA insurance promise.

Here I am putting forth input on a public forum. Legit begging for answers. Loi.

Thank you for your comments. The latest plan draft has been updated to explain that 1) the plan does not propose any new restrictions on private land based on natural resources, and (2) agriculture, forestry and related uses will continue to be exempt from development regulations, and (3) clarify the relationship between the plan's policies and state law.

Hollie and Jamie Curtis

We will not be able to make it, but my husband, Jamie Curtis, and myself, Hollie Curtis, do not support this. Thank you for taking the time to do this, Cody!

Terri Gates

I might be a little late. I am totally against all of it. Bakersfield needs growth! The fact that they have an outside light ordinance, that's a joke. Terri Gates, and I vote no.

The plan does not propose any ordinance to restrict residents' use of outside lights. The plan encourages new development to minimize unnecessary illumination *when possible*, but does not contain any hard policy restriction on outdoor lighting.

Compiled and submitted by Cody Couture, Bakersfield resident.

Bakersfield - Tier 3/Habitat Corridor Designation

Dear Dean,

I'm not sure if you will remember but you helped me get clarification on my property back in March, and I am following up regarding the regional land use designation for my property within the Northwest Regional Planning Commission's mapping framework.

Given the ongoing discussions around regional maps, future land use in in regards to my local planning commission, and resource overlays, I wanted to check in directly to see if any updates or changes have been made to my property's classification. Specifically, is it still designated under the Rural Agricultural category, or have any modifications been applied in the latest draft iterations?

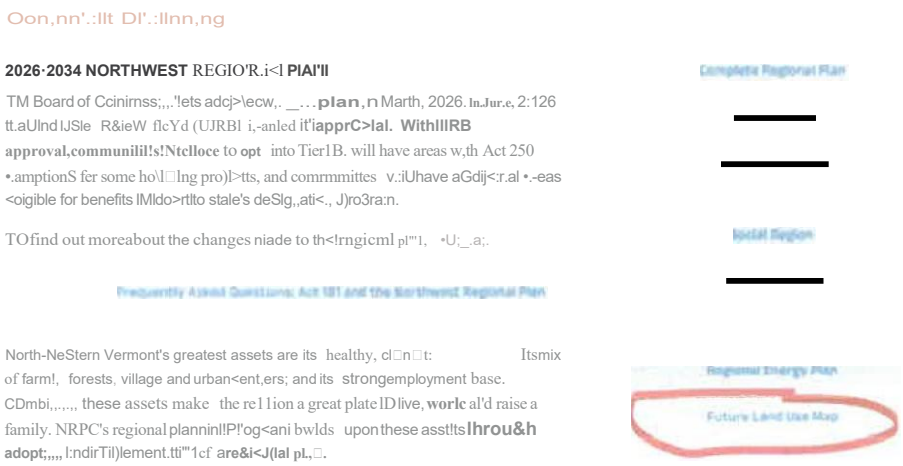
I appreciate your time and assistance in helping clarify these details as we review our local planning materials.

Best,

Hi Cody, Yes I do remember trading emails with you. I mainly work on water resource issues but am happy to help you.

The complete regional plan can be read here. It includes the map showing future land use areas (map 13) on page 109.

To make the details of that map easier to see, there is a link on the web site that takes you to an online version here.


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2026·2034 NORTHWEST REGIO'R.i<l **PIAI'll**

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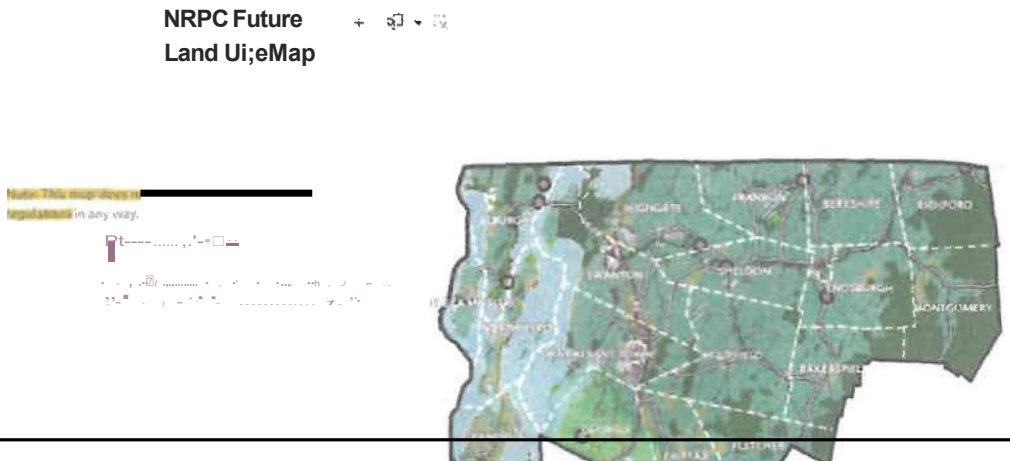
Complete Regional Plan

Initial Region

Future Land Use Map

North-NeStern Vermont's greatest assets are its healthy, cl□n□t: Itsmix of farm!, forests, village and urban<ent,ers; and its strongemployment base. CDmbi,,.,.,, these assets make the re1 1ion a great plate lD live, **worlc** al'd raise a family. NRPC's regional plannin!!P!'og<ani bwlds upon these asst!ts **lhrou&h adopt;,,,,** l:ndirTil)lement.tti'"1cf **are&i<J(lal pL,□.**

The online map page looks like this.


NRPC Future Land Ui;eMap



It is easy to navigate by clicking and dragging and using the zoom(+) and unzoom (-) buttons. (It's even easier if your computer mouse has a scroll wheel.)

Janet.hurley@vermont.g□; Dean Pierce (NRPC) ,gtpierce@nrpcvt.com>

- Cc: Josh,gonabedjan@yermoot.gmL;NRB.Act2s0Essex@vermont.g2; ,bakerstieldzba@gmail.com: townclerk bakersfield@comcast.net

Subject: Map Correction Request: 427 Waterville Mountain Rd, Bakersfield - Tier 3/Habitat Corridor Designation

dpierce@nrpcyt.com

To the Northwest Regional Planning Commission (NRPC) and the Land Use Review Board (LURB),

I am writing to formally request a correction to the Draft Future Land Use Maps regarding my property located at **427 Waterville Mountain Rd, Bakersfield, VT (Parcel ID: 2400710110).**

The current draft mapping identifies nearly my entire 17.6-acre parceJ as **a "Habitat Corridor" (Tier 3).** This-designation is factually inaccurate as it fails to account for the long-standing, intensive agricultural and forestry infrastructure that exists across the property. I request an amendment to exclude my property from the Tier 3 designation based on the following:

1. **Total Parcel Sugarbush Operation:** The entirety of this 17.6-acre wooded tot ts an active, managed

sugaring operation. **A network of maple pipelines and mainlines spans the entire parcel.** This is a "Working Landscape" that has been historically and continuously managed for silviculture and agricultural production.

2. **Existing infrastructure & Maintenance Road:** The property includes an existing sugar shed at the base of the parcel (currently slated for essential replacement) and an established management road. This road is used daily for tractor and ATV access to maintain the extensive pipeline network and manage the forest.
3. **No "Pristine" Interior Forest:** Because the entire parcel is under active management with physical infrastructure (piping, wire, and cleared trails) throughout, it does not function as an "undisturbed" habitat corridor. Labeling a fu11y tapped sugarbush as a ..Critical Habitat Corridor ignores the reality of the existing human footprint on the land.

Planned ADU Infill: My plan for an Accessory Dwelling Unit (ADU) is situated only 20 feet off the existing main driveway

- and utilizes a pre-existing culvert. This is an "infill" project on already disturbed ground and does not create any new forest fragmentation.

4. **Protection of Agricultural/Forestry Rights:** Under 10 V.S.A. § 6001, construction and maintenance for farming and forestry purposes are protected. The Tier 3 designation creates an undue regulatory burden on my right to maintain and operate my sugarbush and residential improvements.

I request that the NRPC and LURB perform a [11]ground-truth review to reflect that this is a fully utilized working landscape. I am prepared to provide maps of the pipeline network and photographs of the road and sugaring infrastructure to support this correction. Attached below









Dean Pierce

Northw t
R lon I
Pia, n n
Comm,
,on

www.nrpcyt.com

This email may constitute a public record.

From: cody couture <couture1229@gmail.com>
Sent: Monday, March 30, 2026 3:21 PM
To: Info <Info@nrpcvt.com>; act250.rulemaking@vermont.□;

These comments are related NRPC's Future Land Use Map, not the Bakersfield Town Plan (and as stated by Dean. In the Bakersfield Town Plan draft, there are no regulatory impacts proposed based on the Habitat Blocks map, and the plan has been updated to clarify this.

Public Comment: The Statutory Link Between Act 59's Conservation Goals and Act 181's Tier 3 Framework

Submitted for the record· Cody Couture, Bakersfield resident· September 2026

This comment is submitted to document, with exact statutory language and citations, that the Tier 3 critical natural resource area framework, the mapping and restriction approach this town plan's habitat and slope language closely mirrors, was created by the Legislature for the express, stated purpose of helping the State meet the conservation percentage goals set in Act 59. This is not an inference or a characterization. It is the Legislature's own language, in the bill's own statement of purpose.

1. Act 59 Sets the Numeric Conservation Goal

Act 59 of 2023 (H.126) added Chapter 89 to Title 10 of the Vermont Statutes Annotated. The conservation goal is codified at 10 V.S.A. Section 2802(b):

> *"It is the goal of the State that 30 percent of Vermont's total land area shall be conserved by 2030, and 50 percent of the State's total land area shall be conserved by 2050."*

Source: Act 59 (2023 Acts and Resolves No. 59), Sec. 3, codified at 10 V.S.A. Section 2802(b).

2. Act 181 States Its Own Purpose Is Achieving Act 59's Goals

Act 181 of 2024 (H.687) created the Land Use Review Board and the tiered Act 250 jurisdiction system, including Tier 3, the critical natural resource area designation. Section 1 of the bill, its official statement of purpose, reads in full:

> *"The purpose of this act* is *to further assist the State in achieving the conservation vision and goals for the State established in 10 V.S.A. Section 2802. It provides a regulatory framework that supports the vision for Vermont of human and natural community resilience and biodiversity protection in the face of climate change, as described in 2023 Acts and Resolves No. 59."*

Source: H.687 (2024), Sec. 1, Statement of Purpose, as introduced; enacted as Act 181 (2024).

Tier 3 is defined, per Act 181, as an area consisting of critical natural resources, including river corridors, headwater streams, habitat connectors of statewide significance, riparian areas, Class A waters, and natural communities. It is the regulatory mechanism Act 181 created to carry out the purpose stated above.

3. What This Establishes

Read together, these two statutes establish a direct, stated, legislative chain: Act 59 sets a numeric conservation target for the State. Act 181 says, in its own official purpose section, that it exists to help achieve that target. Tier 3 is the tool Act 181 created to do that work. This is a documented statutory fact, not a characterization or a political label applied from outside the process.

One precision point for the record: this statement of purpose appears in Act 181 itself. It is not separately restated in the Land Use Review Board's subsequent Tier 3 rulemaking documents, agency guidance, or the witness testimony submitted on the bill, none of which re-cite Act 59 when discussing Tier 3's specific resource categories. That does not weaken the connection, Tier 3 has no purpose independent of the act that created it, but it is the accurate and complete way to state the sourcing.

4. Why This Matters for This Town Plan

The 30 percent by 2030 target Act 59 codified did not originate with the State. It traces to a 2019 academic paper by a group of conservation scientists proposing a "Global Deal for Nature." That paper states plainly, in its own words, that "the 30 percent number was set arbitrarily, chosen as much for its political expediency as for any scientific rationale." That is the target's own authors describing their own number, not a critique from outside the conservation field.

Tier 3, the framework Act 181 built to pursue that target, was itself repealed by the Legislature in Act 152 (2026), Sec. 4, after significant public pushback from rural landowners and property rights advocates. This town plan's habitat mapping and slope restriction language closely mirrors that same Tier 3 approach, in several respects applying it more strictly than Tier 3 itself did, with outright prohibitions rather than the case by case permitting review Tier 3 provided.

The town was under no legal obligation to adopt this approach. Nothing in Act 59, Act 181, or Vermont's municipal planning statutes (24 V.S.A. Chapter 117) required Bakersfield to write Tier 3 style mapping into local policy. The Planning Commission's decision to do so was discretionary, adopting a mechanism the Legislature itself built to chase a percentage goal that goal's own creators call arbitrary, after the state's own version of that mechanism had already failed publicly and been repealed.

For the record, the ask is straightforward: before adopting this town plan, the Selectboard and Planning Commission should confirm, on the record, whether this statutory chain, Act 59's goal, Act 181's stated purpose of achieving that goal, and Tier 3 as the mechanism for doing so, was considered when drafting this plan's habitat and slope provisions, and should weigh that origin against the fact that the State's own version of this approach did not survive public scrutiny.

Respectfully submitted, Cody Couture, Bakersfield resident.

Thank you for your comments Cody. Hopefully this response is able to

address some of your concerns:

The only considerations related to state policy when drafting the plan were state required elements town plans outlined in 24 V.S.A. §4382 and state planning goals in 24 V.S.A. §4302. Tier 3 was not considered during the drafting of the plan as 1) Tier 3 had no bearing on these local plan requirements and 2) It was repealed. Similarly, Act 59 also did not make any changes to the requirements of local plans and was therefore not considered. There is no requirement that town plans must support 30x30 or 50x50 goals, and there is no language about these goals in the Plan draft.

24 V.S.A. states that town plans must address required elements (§4382) and should be consistent with specific state planning goals (§4302).

Required elements in §4382 are mandatory for Town Plans regardless of whether get regionally confirmed. Meeting state planning goals in §4302 allows the Town to have a regionally confirmed plan. Having a regionally confirmed plan is highly beneficial as it allows the Town to qualify for grant funding, Act 250 exemptions, and other benefits.

“Consistent” means that the plan should make substantial progress toward attainment of the goals. State planning goals for town plans are pretty general and there is generally a lot of leeway in how the Town chooses to make progress toward attaining them. Bakersfield’s 2018 Plan was regionally confirmed and was already consistent with these goals (except for a few new ones which were added in the years since then, such as Habitat Blocks), so updates to the plan in 2026 were mostly focused on adding new priorities that were important to the Town.

Here is some more specific information on the draft Town Plan’s habitat and slope provisions:

Habitat Blocks

The map of Habitat Blocks was added to the plan to meet a new state requirement related to Act 171, which was passed in 2016. For a summary of that act, see here: https://legislature.vermont.gov/Documents/2016/Docs/ACTS/ACT171/ACT171

%20Act%20Summary.pdf. More information on Act 171 is also available here: Act171Guidance.pdf.

The new plan requirements and planning goals in Act 171 read as follows:

24 V.S.A. § 4382(2)(D): “Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality”.

24 V.S.A. 4302(6)(C): “Vermont’s forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.”

The map of Habitat Blocks and the associated text included in the plan are not regulatory. While including a map and a discussion of Habitat Blocks is a requirement for Town Plans, the Town is not required to regulate them in any way (“a plan ***may*** include specific policies […]”).The Town Plan does not propose any new restrictions to development based on the Habitat Block map, and the plan language has been updated in the latest draft to more clearly explain this.

Slopes

Regulating steep slopes is an existing Town policy that has been in place since the 1990s, long before Act 181 or Act 59. It is not a state requirement for the Town to regulate steep slopes in the Town Plan or zoning. Due to residents’ concerns, the latest draft has been updated to remove the outright prohibition of development based on slope. New language is about encouraging development in flat areas rather than discouraging building on slopes.

Verbal comments made at 9/21/26 Planning Commission meeting

This document summarizes public comments on the draft Town Plan that were made verbally at the September 21, 2026 Planning Commission Meeting. A full recording of the meeting is available on the Town's YouTube page. Official meeting minutes will also be available on the Town Website once they are finalized and approved by the Planning Commission.

Sharon (?): Page 27 counts the school's preschool and after-school programs as childcare services, but these are only during the school year part-time. Not accurate to call them child care.

> This has been corrected in the updated draft.

Cody Couture: Concern that certain policies of the Town Plan are top-down mandates from the state related to Act 59 and Act 171. Would like to see that clearly stated in the Town Plan if that's the case. Also concerned that the Town Plan does not call out uses like sugaring as exempt from policies regulating development.

> The latest plan draft has been updated to explain that 1) the plan does not propose any new restrictions on private land based on natural resources, and (2) agriculture, forestry and related uses will continue to be exempt from development regulations, and (3) clarify the relationship between the plan's policies and state law. Act 59 did not make any changes to the requirements of local plans and was therefore not considered when updating this plan. There is no requirement that town plans must support 30x30 or 50x50 goals, and there is no language about these goals in the Plan draft. The Habitat Block map was added to meet a new plan requirement from Act 171, and the draft has been updated to clarify that no new restrictions are proposed based on that map.

Julie Hill and Carolyn Brown: Noted that town forest language and support for purchasing and protecting natural areas from the 2018 plan were dropped. They asked that it be restored, along with language on monitoring and replacing the village tree canopy, since that language supports grant applications such as the recent tree grant.

> Suggested language from the Conservation Commission was added to the latest plan draft.

Jerry Brown: Concern that Conservation District boundaries seem arbitrary, and that properties in the Conservation district that could have development potential are unfairly over-regulated. Many existing lots in the Conservation District are smaller than 25 acres, which is the current minimum lot size. Also concerned about regulations on steep slopes causing an unfair burden to property owners. Some

areas are appropriate for Conservation, but the current boundary is too large and standards are too restrictive. Could count as regulatory takings since some lots are too small to be eligible for Current Use. 25 acre minimums can also cause spaghetti lots and are detrimental to working lands and conservation goals.

> The Town Plan sets no standards for minimum lot sizes in the Conservation district. Land use districts are defined in the plan with overall goals for each area, not specific policies. Specific policies are implemented through zoning. The Town is looking to revise its rural zoning standards in an upcoming update, including re-considering large minimum lot sizes in the Conservation district. Plan language has been added that explains this.
>
> Regulating steep slopes is an existing Town policy that has been in place since the 1990s. This was to regulate wastewater systems before they were regulated by the state. Due to residents' concerns, the latest draft has been updated to remove the outright prohibition of development based on slope. New language is about encouraging development in flat areas rather than discouraging building on slopes.

Tennyson Doan: Supports groups like Cold Hollow to Canada that pay property owners for development rights, but standards in the Conservation district are similar with no compensation. Property owners should get compensation for reduced development rights. Asked where the money is if the Town restricts these rights, and questioned the 10-acre vs. 25-acre split along Route 108.

> Latest plan draft has been updated to explain that the plan does not propose any new development restrictions in the Conservation district. The plan also supports revising Conservation district zoning standards and reconsidering whether large minimum lot sizes are needed.

Amber Foote: Concern on the town-wide prohibition on extremely energy intensive industries and notes that that will have to be clarified legally when the Town works on updating its zoning. Also wants to see the following language restored: Town Forest concept; reference to NFIP participation; specific reference to 25 MPH speed limit in the Village. Commented in support of cell tower siting language.

> Town forest language and NFIP participation language have been restored in the latest draft. For the 25 MPH speed limit, a previous VTrans study only allowed reducing the speed limit to 35 MPH on 108, and it's unlikely that it would give a different result if the Town tried again. For this reason the goal has been reworded to include other solutions to slow traffic like vehicle speed feedback signs.

Rosalie Williams: Wondering who gets final approval of the Town Plan and whether the Selectboard can send it to voters.

> At the Selectboard Hearing for adoption, the Selectboard has the option to either approve the plan or send it to voters. Sending it to voters would require two separate votes (a vote on whether to vote, and then the actual vote for adoption). The Planning Commission hopes to incorporate everyone's feedback and address concerns prior to the Selectboard hearing. If the

plan lapses, the Town could not update zoning, would lose eligibility for municipal planning grants, and would lose standing in Act 250 and Section 248/248a reviews.

Nicky Magnant and Steve Magnant received 9/22/2026 8:43 AM

From: Heather Jewett <dhsjewett@gmail.com>

Sent: Tuesday, September 22, 2026 8:43 AM

To: sekeeper@gmail.com; Ken Carter; Luke Slomba (NRPC); Irwin, William; townclerk_bakersfield@comcast.net

Subject: Fwd: Contacts Form got a new submission

Thanks Kathy!

Best,

Heather Jewett

- Planning Commissioner
- QA Software Engineer

---------- Forwarded message ---------

From: **BAKERSFIELD TOWN CLERK** <townclerk_bakersfield@comcast.net> Date: Tue, Sep 22, 2026 at 8:32 AM

Subject: Fwd: Contacts Form got a new submission To: Heather Jewett <dhsjewett@gmail.com>

Hi Heather
this was submitted through the website contact form. It is in regards to last nights meeting.

Bakersfield Town Clerk

802-827-4495

fax 802-827-3106

townclerk_bakersfield@comcast.net

---------- Original Message ----------
From: Town of Bakersfield <notifications@wix-forms.com> To: townclerk_bakersfield@comcast.net
Date: 09/21/2026 4:34 PM EDT
Subject: Contacts Form got a new submission

Can't see this message? View in browser

A site visitor just submitted your form Contacts Form on Town Of Bakersfield

Submission summary:

First Name:

Nicky Magnant/Steve Magnant

Email:

nmag58@gmail.com

Phone:

8023706962

Message:

Regarding the new “town plan”meeting on 9/21/26. We are unable to attend due to Covid in the house. We would like to voice our concerns around the new land restrictions. We would oppose any plan that would diminish our property rights! And with this new plan and land blocks people would be forced to give up these rights for free!

View Submissions

Hi Nicky and Steve,

The Town Plan does not propose any new restrictions on private land based on natural resources. The latest draft has been updated to more clearly explain this.

Amber Foote received 9/22/26 10:30 AM

From: Amber Foote <ambermfoote@gmail.com>
Sent: Tuesday, September 22, 2026 10:30 AM
To: Luke Slomba (NRPC)
Subject: Comment re: Bakersfield Town plan> p56 > scenic resource list

Hi there,

I am writing as a town resident. As I mentioned in a previous meeting, I would like to see the list of three scenic resources on page 56 of the new draft be consistently precise. The first resource lists two roads Route 36 and Cross Road, clearly a public view while traveling the road.

However, the other two only reference 108, a ~15 mile stretch, without a cross-road, mile marker or lat/longitude. I would like to see them precisely name a particular spot as well, thus consistently a public view.



Conservation district, which will help prevent future development and fragmentation of these areas.

Scenic Resources

The scenic beauty of Bakersfield is among our community's greatest assets. Yet, despite the importan
sense of place, scenic and aesthetic concerns are often difficult to quantify, and can be challenging to
endeavors. In order to protect these resources, the Town has identified specific scenic viewsheds that
and sense of place.

- Rt. 36 and Cross Road, looking east
- View of Mt. Mansfield looking south from Rt. 108
- Rt. 108 to Enosburg looking north

In these areas, the town encourages innovation in design and layout of development so that the visu
vegetative buffers and other screening methods are also encouraged.

Light Pollution

Bakersfield's night sky is also an important scenic resource that can be preserved through thoughtful
using properly shielded, energy-efficient, and warm-colored lighting, and minimizing unnecessary illur

Environmental Resilience

Hazard Mitigation Planning

Thank you,

Amber

Hi Amber,

Thank you for your suggestion. The Scenic Resources section has been updated in the latest draft to more clearly describe the location of specific scenic views:

> "[…] the Town has identified specific scenic viewsheds that are important to the community's beauty and sense of place.
>
> - Rt. 36 and Cross Road, looking east
> - Rt. 108 between Burnor Rd. and Lost Nation Rd., looking south ~~View of Mt. Mansfield looking south from Rt. 108~~
> - Rt. 108 at the Enosburg town line, looking north"

Conservation Commission received 9/24/26 11:46 AM

Hello Luke and members of the Planning Commission. Here are the Conservation Commission's requests for inclusions into the 2026 Town Plan:

In section 6 under Policies -

#2: Add the phrase ***participation in land preservation measures*** so that it reads "Support the purchase, protection and participation in land preservation measures of fragile or natural areas by local or state conservation agencies"

Add as a policy: " Protect and promote forestry as a valuable land use in Bakersfield through the creation of a town forest/natural area" (***this was in the 2018 plan but omitted in the current draft)***

Add as a policy: "Monitor and remove diseased and dying trees in town and implement a shade tree preservation program" ***(this is a Town Tree Warden responsibility along with the BCC; we think it is important to add this as a policy)***

Also - The map on page 22 in Community Services and Spaces omits naming the Town Park, please add that in.

Thank you all for the work you've done and the process for soliciting feedback from the community!

Thank you for your comments. We appreciate your feedback and want to make sure the Conservation Commission's goals are reflected in the plan. Your suggested changes have been incorporated into the updated plan draft.

Amber Foote received 9/24/26 4:09 PM

From: Amber Foote <ambermfoote@gmail.com>

Sent: Thursday, September 24, 2026 4:09 PM

To: Luke Slomba (NRPC)

Cc: Lance Lawyer

Subject: Bakersfield Town Plan > Draft Goals: Transportation section

Hi Luke,

The 2026 draft Town Plan notes in Chapter 4 (p30) Transportation goal 13, of adopting and implementing *the most recent (currently 2013) VTrans Town Road and Bridge Standards ...".*

The Selectboard voted in August to adopt the 2026

Standards, effective this past January. So, '2013' could be

updated. Amber

This has been fixed. Thank you Amber

Amber Foote
Broker, REALTOR©, RENE, ABR, SRES, AHWD

Blue Spruce Realty, Inc.

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ambermfoote@gmail.com

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Seniors Real Estate Specialist® (SRES®)
Local Google Guide -

Please review the VT Consumer Disclosure at : https://tinyurl.com/yazhqmdj Until you are a client with an agency, you are a customer. If you are enquiring about our listing, our agency represents the Seller. Please ask me about representing you for others. If you are already represented, please let me know immediately.

Beware of wire fraud. Our Agency does not ever ask for money wire transfers.

Gary Foote received 9/28/26 7:12 PM

From: Sam Keeper <sekeeper@gmail.com>

Sent: Monday, September 28, 2026 7:12 PM

To: Luke Slomba (NRPC)

Subject: Town Plan Public Comment from Gary Foote

Hi Luke,

Gary Foote said that he is having trouble with his email and asked me to email you on his behalf with his public comment about the draft of the town plan.

His comment is that he would like to see the language about the scenic viewsheds (Route 36 from Cross Road, Route 108 North, and Route 108 South) removed. However, if it had to remain, he would at least like language that states that up to two telecommunications towers (cell towers) would be excepted from scenic viewshed impact reviews. He has acknowledged that the language linking cell towers to scenic viewsheds at the beginning of the telecommunications chapter has been removed but he is still worried that just listing the viewsheds in the later chapter without specifically noting this exception will make it difficult for a cell tower to be built in Bakersfield.

Let me know if you received this and, as always, thank you for all

of your help! Best,

Sam Keeper

Hi Gary,

Thanks for your comment. The Scenic Resources section does not ban development (including cell towers) on scenic ridges. The language has been updated to clarify this: “For these areas, the town encourages innovation in design and layout of development that respects and complements the scenic resource. The use of vegetative buffers and other screening methods are encouraged.”

The section has also been updated in the latest draft to more clearly describe the location of specific scenic views:

“[…] the Town has identified specific scenic viewsheds that are important to the community’s beauty and sense of place.

- Rt. 36 and Cross Road, looking east

- Rt. 108 between Burnor Rd. and Lost Nation Rd., looking south ~~View of Mt. Mansfield looking south from Rt. 108~~
- Rt. 108 at the Enosburg town line, looking north”