TOWN OF BAKERSFIELD
NOTICE OF PUBLIC HEARING

MONDAY DECEMBER 7, 2026
7:00PM
BAKERSFIELD TOWN HALL
10 E BAKERSFIELD ROAD, BAKERSFIELD

Notice is hereby given to the residents of the Town of Bakersfield, Vermont that the Bakersfield Planning Commission will hold a hearing on Monday December 7, 2026, at 7:00pm at the Bakersfield Town Hall on 10 E Bakersfield Road to consider for adoption the following 2026 Bakersfield Town Plan pursuant to Chapter 117 of Title 24, Section 4387 and 4384, Vermont Statutes Annotated.

According to Title 24 VSA, town plans must be amended and readopted every eight (8) years or they will expire. Per Act 152 of 2026, any regional or municipal plan due to expire in 2026 or 2027 shall have its expiration date extended until December 31, 2027. The Bakersfield Town Plan will expire on December 31, 2027. The updated 2026 town plan includes ten (10) sections and two (2) appendixes, which include: Introduction, Historic and Archeological Resources, Community Services and Spaces, Transportation, Energy, Environment and Resilience, Land Use, Housing, Economic Development, Implementation, Appendix 1: Energy Plan Appendixes, and Appendix 2: List of Sites on State Historic Register. The amended plan is reorganized and has improved formatting, graphics and photos for readability. With input from the community, the Planning Commission updated the town's vision for the future. In addition, the plan includes updated data, modified proposed land use areas, an enhanced energy plan, and a reformatted and updated implementation section. The updated plan is consistent with the fifteen goals (15) established in 24 VSA, Chapter 117, §4302 and contains the required town plan elements established in 23 VSA, Chapter 117, §4382.

The purpose of this hearing is to receive public comment on the adoption of the amended 2026 Bakersfield Town Plan. A full text of the plan is on file in the Bakersfield Town Offices and on the project website (https://bit.ly/BakersfieldTownPlan).

REPORT ON BAKERSFIELD TOWN PLAN 2026 UPDATE

The Bakersfield Planning Commission has prepared the 2026 Bakersfield Town Plan, which is proposed to update and replace the 2018 Bakersfield Town Plan. This effort is part of a continuing planning process that guides the Town's decisions for future growth. The town's planning process conforms to the State's four planning goals of Title 24 the Vermont Statues Annotated (VSA), Chapter 117 §4302, which strive for a comprehensive planning process that includes citizen participation, the consideration for the consequences of growth, and compatibility with surrounding municipalities.

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The 2026 Bakersfield Town Plan proposes changes to land use designations by aligning the Village and High Density Residential districts to parcel boundaries and expanding both districts slightly. The Conservation was also snapped to parcel boundaries. A 1000-foot buffer on the east side of Route 108 was changed from Conservation to Rural to allow development in areas close to existing roads. These changes are in alignment with the goals and policies of the town plan and will benefit the community.

The total area of acres changed is

- Village District: +14 acres
- High Density Residential District: +222 acres
- Rural: +57 acres
- Conservation: -293 acres

After considering alternative locations, uses, and impacts on other areas similarly designated, it has been determined that the areas under consideration are suitable for their proposed land use designations. The size and boundaries of the proposed changes are appropriate for the proposed use, land capability, and existing development in the area.

The Bakersfield Zoning Bylaws and Subdivision Regulations are required to further the vision and goals in the Bakersfield Town.

The proposed change to the east side of Route 108 may result in some increased housing development if implemented in the zoning bylaws, however this will be at a low-density rural scale. The proposed changes are not expected to result in a significant increase in traffic given the only major change is from two low-density areas. Given the small scope. proposed changes will not affect a significant long-term cost or benefit on the municipal tax rate or need for public facilities

The Bakersfield Planning Commission will hold a hearing on Monday December 7, 2026, at 7:00pm at the Bakersfield Town Hall on 40 E Bakersfield Road to consider for adoption the 2026 Bakersfield Town Plan pursuant to 24 VSA, Chapter 117, §§4387 and 4384. For a copy of the draft 2026 Bakersfield Town Plan, please visit the project website (https://bit.ly/BakersfieldTownPlan) or pick one up at the Town Offices.