

Subdivision Regulations Hebron

6.15 AGRICULTURE BUFFER AREAS

Buffers adjacent to actively farmed land shall be established in residential subdivisions. Said buffer areas, when required, shall be no less than fifty (50) feet in width and may be required up to a width of one hundred (100) feet as directed by the Commission, depending on the type of agriculture or farm use, the topography, existing vegetation and the proposed design and planting of such areas. It shall be the responsibility of the developer, subject to approval by the Commission, to provide an effective barrier that will reasonably protect adjacent residential living areas. It shall be the responsibility of individual lot owners where such buffers are established on their lots, to maintain the buffer in accordance with the designed intent.

Such responsibility shall be specifically noted on the subdivision plan and in the deeds of affected lots. Where a buffer area is part of a common open space, the responsibility for maintenance will be assumed by a homeowners association or by other arrangement that is acceptable to the Commission.

In addition, the following statement shall be noted on the subdivision plan: "This property abuts or is in proximity to an active agricultural or farming operation which is a permitted zoning use. The policy of the Town is to encourage agricultural uses, which are an integral component of the existing community character. Agricultural operations sometimes emit such things as noise, odor, dust or chemical spray drift that are unavoidable byproducts of such operations."

If abutting actively farmed land comes under development, then these requirements are voided.