

## **Subdivision Regulations Suffield**

### **805. Agriculture buffer strips.**

Buffers adjacent to actively farmed land shall be established in residential subdivisions. Said buffer strips, when required shall be no less than thirty (30) feet in width and may be required up to a width of one hundred (100) feet, depending on the type of agriculture or farm use, the topography and the proposed design and planting of such strip. 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 from dust and spray drift. 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 strip 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 of an active agricultural or farming operation which is a permitted zoning use. Agricultural operations sometimes emit noise, run-off, odor, dust or chemical spray drift during either the day or night that are annoying or irritants to some people. (11/19/04)

If abutting actively farmed land comes under development then these requirements are voided. (11/9/87)