

## SOME QUESTIONS AND ANSWERS

Q: Can any farmland be registered?

A: No, farm has to be at least 5 contiguous acres producing at least \$300 per acre for 3 of the last 5 years and on which pesticides are applied.

Q: What developments are prohibited within 150' of registered farmland?

A: Residential buildings, public or private wells, school buildings and play grounds, athletic fields or facilities used by children in the vicinity of school buildings, and certain other types of development.

Q: What if someone's lot is so small that they can't leave 150'?

A: Lots one acre or less are exempt.

Q: What if the farmer/owner decides to sell the property, quit farming?

A: Registration must be withdrawn if farmland no longer qualifies.

Q: What is the recording fee for the registry of deeds?

A: The fee is \$6.00 for the first page and \$2.00 for each additional page. You should check with Register because other fees may apply.

Q: How are existing houses within the 150' affected?

A: Not affected. Within certain limitations, homeowners can build on and expand.

Q: Who enforces this law?

A: It may be enforced in the same way as local zoning ordinances or building codes, and certain provisions may be enforced by the municipality, county or any aggrieved person.

AN ACT TO CONSERVE AGRICULTURAL PRODUCTION CAPABILITY  
AND TO PROMOTE HARMONY BETWEEN AGRICULTURE AND  
ADJACENT DEVELOPMENT - L.D. 2522\*

WHAT DOES IT DO?

- Creates a set back requirement of 150' around active commercial farms where new development would not be allowed.
- Requires the seller or his agent to inform a potential buyer of the existence of a registered farm.

HOW WILL IT WORK?

- The farmer or landowner may voluntarily register his/her land by identifying it on the tax maps.
- At the same time the farmer/landowner notifies his/her abutters of the registration.
- Land stays registered until withdrawn by farmer or until land no longer qualifies.
- There is a procedure for adjacent landowners to challenge eligibility.
- There is a \$25 registration fee to be paid to the municipal clerk. The first "window" of registration is April 15 to May 1. Thereafter, the registration period will be from January 15 to February 1 every year until 1991.

WHY?

- Prevents future conflict with well meaning people who move into rural areas.
- Helps farmer to continue using pesticides. (It does not exempt farmer from regulations to assure safe use of pesticides.)
- Lets buyers of rural real estate be forewarned, especially if sensitive or concerned about agricultural chemicals.
- Enhances communications and good neighborly relations.
- Identifies valuable natural resources for Planning Board.

\* A summary of the bill. For a full copy, contact the Department of Agriculture at 289-3511.