Would like wording in the right to Farm bylaw simply stating that:

Your neighbors right to peace and quiet over rules nuisance animals not protected under a 61A.

Residents not protected under a 61A that take on a farm animal should see clear wording that the rights of their neighbors outweigh their right to keep such animal.

Would strongly suggest that anyone thinking of bringing a farm animal on to their property first gather support in writing from their neighbors for such animal. Failure to do so could influence future complaints again the animal.

I do not think the Board of Selectman should be burdened with deciding who should have farm animals on their property.

I do think that mediation should be the first line of defense conducted under the supervision of the Agcom with both parties coming to some sort of agreement to modify the animal’s surroundings/impact on such neighbor followed by removal of the animal if no peace has been made being reflective of the added wording to the by-law.

Should this be an animal control issue? Wording should be clear enough so that Animal Control has no problem interrupting the by-law making for an easy end to any compliant.
Advisory Boards

**Definition:** A group of individuals who've been selected to help advise a business owner regarding any number of business issues, including marketing, sales, financing, expansion and so on; a body that advises the board of directors and management of a corporation but does not have authority to vote on corporate matters.

An advisory board is an informal group of local business professionals who can help you run your business better. And because advisory boards are unofficial (i.e., it's not the same as a corporate board of directors), you have a great deal of latitude in how you set it up. Advisory boards can be structured both to help with the direct operation of your company and to keep you informed on various business, legal and financial trends that may affect you and your business.

Generally, you'll want a legal advisor, an accountant, a
financial advisor. You may also want successful entrepreneurs from other industries who understand the basics of business and will view your operation with a fresh eye. If you don't personally know people with those areas of expertise, don't be afraid to ask the most successful people you can find. At best, you'll partake of the knowledge your community's successful business leaders have. At worst, they'll be flattered and say no.

When setting up the board, be clear about what you're trying to do. Let your prospective advisors know what your business goals are and that you don't expect them to take on an active management role or assume any liability for your company or for the advice they offer.

Advisory board members are rarely compensated with more than an occasional meal. Keep in mind that, instead, your advisory board members will likely benefit in a variety of tangible and intangible ways. Being on your board will expose them to ideas and perspectives they may have otherwise missed. It will also expand their own networks, which can offer a wide range of advantages.

When holding actual meetings, you can go one of two ways:
or you can meet with different advisors separately in a way that makes sense to the issue at hand. It really depends on your business's needs, what you're comfortable with and the dynamic you wish to develop between your advisors.

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A TO Z

A B C D E
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Newbury approves 'right to farm' bylaw

By Victor Tine  May 29, 2008

NEWBURY — Town Meeting voters overwhelmingly approved a "right to farm" bylaw this week, rejecting a move to delete a section requiring potential buyers be notified of the possibility of agricultural "noise, dust or odors."

About 125 people turned out for the annual town meeting Tuesday night at Newbury Elementary School on Hanover Street. It was preceded by a 12-minute special town meeting to take care of some financial transfers.

Town Moderator Richard Joy called for a standing head count vote on the bylaw, but so many people stood in favor that he didn't bother to count them.

Former selectman candidate Steven St. Arnault tried to amend the proposal by deleting a provision that requires that people who buy property in town sign a disclosure form that warns them that the real estate they are acquiring is "within a town where farming activities occur" and farming can cause "noise, dust or odors."

His amendment was defeated.

Matt Kozazcki, owner of Tendercrop Farm, likely the largest agricultural operation in town, spoke in favor of the bylaw in general and of the notification clause in particular. "They have a right to know," he said of potential buyers. "Would you sell next to a dump and not tell them there's a dump there?"

St. Arnault, a real estate broker, said the entire bylaw was "premature" and it was brought to town meeting without a public hearing or any public discussion. He passed out a three-page flyer to people entering town meeting, detailing his objections to the proposed measure.
TOWN OF NEWBURY, MASSACHUSETTS
RIGHT TO FARM DISCLOSURE NOTIFICATION

To: _______________________________________________________

_______________________________________________________

Status of person(s) receiving notification (check one): 0 Prospective Buyer
0 Prospective Occupant

Disclosure Notification: In accordance with Section 4 of the Newbury Right to Farm By-law, the Owner(s) of the
real property located at ________________________________ Newbury, MA (the “Property”),
hereby present(s) the following notification:

“It is the policy of Newbury to conserve, protect and encourage the maintenance and improvement of
agricultural land for the production of food, or other agricultural products, and also for its natural and
ecological value. This disclosure notification is to inform buyers or occupants that the property they are
about to acquire or occupy lies within a town where farming activities occur. Such farming activities may
include, but are not limited to, activities that may cause noise, dust or odors. Buyers and occupants are
also informed that the location of property within Newbury may be impacted by commercial agricultural
operations including the ability to access water services for such property under certain circumstances.”

This Right to Farm Disclosure Notification was presented to the Prospective Buyer or Occupant by the undersigned
not later than 21 days after the purchase and sale contract was entered into, or prior to the sale or exchange of real
property if no purchase and sale agreement exists, for the purchase or exchange of real property, or prior to the
acquisition of a leasehold interest or other possessory interest in the Property. In all circumstances, this Disclosure
Notification must be presented to the grantee prior to the recording of any deed or other instrument of conveyance of
real property interests. All violations of the Town’s Right to Farm By-law, including the failure to present this
Disclosure Notification to a prospective buyer or occupant, are subject to a fine of $300.

Date: ______________________

Owner Name(s): ____________________________________________________________

Owner Signature(s): __________________________________________________________

Acknowledgment: The undersigned hereby acknowledges receipt of this Right to Farm Disclosure Notification as
set forth above.
Signature(s) of Recipients(s): __________________________________________________

Filing Instructions:

A copy of this Right to Farm Disclosure Notification must be filed with the Board
of Selectmen prior to the sale, purchase, exchange, or occupancy of real property
in the Town of Newbury. The Board of Selectmen’s office is located at Newbury
Town Hall, 25 High Road, Newbury, Massachusetts 01951.
A "farm" is defined as an area of land which may (but is not required to) qualify for Chapter 61A as put forth by MGL. __

Tracts of land which do not qualify for Chapter 61A are not covered by this ByLaw and may not keep farm animals on their property if they violate the Constitutional provision of "quiet enjoyment of one's property." Special consideration for keeping farm animals on one of these tracts of land can be made in writing to the Board of Selectmen in advance of acquiring these animals. Landowners who currently have farm animals in an area not qualified for consideration under Chapter 61A are grandfathered and may keep their animals as long as there are no complaints from neighbors. Once a valid complaint has been lodged with the AgCom, and the animal is deemed a nuisance to the neighborhood the owner of the animal will have 3 days to remove the animal from the site. BOS determines the fines.