

D. Establishment of Buffer Areas.

A naturally vegetated buffer provides a protective barrier that helps maintain the beneficial functions of a wetland such as: sediment collection, erosion control, pollution filtration, flood control and wildlife protection.

1. A naturally vegetated Buffer Area extending 75' from the edge of a Jurisdictional Wetland shall be retained in all Zone Districts, except as provided for the types of Structures identified in Table D. 1. The Wetland Buffers identified in Table D. 1. shall apply only to the specific types of structures listed and shall not apply to the Minimum Area for Subdivision indicated in Article IV, C, 2, b, or Article V, C, 2, b of the Sutton Zoning and Building Ordinance. ~~shall be retained within specified distances of any wetland in accordance with Table D. 1.~~

Language for the 2025 Town Warrant

Article __, Amendment Number 5

To see if the Town will vote to amend Article X, Section D, 1, of the Sutton Zoning and Building Ordinance to clarify the intent of its use. The full text of the proposed amendment is posted at the Sutton Town Hall and on the Sutton Web Page.