

Board of Selectmen
Extension 109
Town Administrator
Extension 109
Town Accountant
Extension 120
Town Clerk
Extension 114
Tax Collector
Extension 113
Treasurer
Extension 112 or 110
Board of Assessors
Extension 111
Land Use Office
Extension 117
Planning Board
Extension 121
Conservation Commission
Extension 115



TOWN OF ASHBURNHAM
*Town Hall, 32 Main Street
Ashburnham, Massachusetts 01430*

Animal Control
Board of Health
Building Commission
Conservation Commission
Council on Aging
Cultural Council
Electrical Inspector
Gas & Plumbing Inspector
Historical Commission
Municipal Planning
Parks & Recreation
Planning Board
Zoning Board of Appeals

PHONE: (978)-827-4100
FAX: (978) 827-4105

8/19/2021

Kathleen C. Anderson
A Timber Stockyard LLC
Anderson Timber Harvesting, Inc.
12 Woods Road
Westminster, MA 01473
(978) 265-3799
kcandlogs@gmail.com

RE: Zoning Determination for Parcel ID: 18-5 Gardner Road owned by A Timber Stockyard LLC

Ms. Anderson,

You have requested a zoning determination for Parcel ID: 18-5 Gardner Road with regard to erecting a sign for a cordwood sales business and the use of the property for cordwood processing, storage, and sales (delivery only, no customers on site). The logs to be processed will largely have been harvested elsewhere and brought to the site for processing and storage. You also intend to erect a large membrane roofed structure for storing cordwood out of the rain.

The lot in question is located in the Light Industrial-A zoning district, which requires a minimum of 60,000 square feet and 150' of frontage. The setbacks are 40' to the front and 25' to the sides and rear. The lot in question has 22.43 acres and 311.97 feet of frontage. A large portion of the lot is shown as wetland and a large portion is also in Chapter 61-A as "Productive Woodland", but the proposed new use could take place on the portion of the lot that is not in chapter and not wet, as long as Conservation Commission regulations are met.

Your proposed use to process and store cordwood from logs that were harvested elsewhere is allowed according to the Town of Ashburnham Zoning Bylaws; section 3.25b: Wholesale warehouse, section 3.25e: Light industrial use including manufacturing, processing, fabrication, assembly, packaging, and storage; and section 3.23a: Agriculture including forestry and lumbering. However, to change the use and/or add a building or parking, you are required to go through Site Plan Review with the Planning Board, according to the Town of Ashburnham Zoning Bylaws section 5.10. You may request a Waiver of Technical Compliance in accordance

with section 5.106, given the proposed project will generate the need for fewer than 5 parking spaces thus it would be deemed a Minor Site Plan.

You will also need to ask the Planning Board to assign your lot an address number.

Lastly, you would like to install a freestanding sign for the proposed cordwood business. A single freestanding sign shall not exceed 80 square feet according to the Town of Ashburnham Zoning Bylaws section 5.25.3. (Please keep in mind that the square footage of all signs added together shall not exceed 80 square feet in case you plan to add a sign in the future.) The Town of Ashburnham Zoning Bylaws section 5.23.3 states that freestanding signs shall not be located within the setbacks required by the zoning bylaw, which are 40' to the front and 25' to the sides and rear in the Light Industrial-A Zoning District. I understand that you feel this requirement is problematic because the sign will be too far from the road to be visible to traffic, so you may apply to the Zoning Board of Appeals for a special permit under section 5.26.7 to locate the sign closer to the front property boundary.

This determination is limited to zoning related issues. I cannot speak to perc testing, sewer, septic, water availability, or wetlands/Conservation Commission issues. I advise you to consult with the Board of Health to see if a septic system will be required or if on-site water would be required for your operation.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sarah Culgin', with a stylized flourish at the end.

Sarah Culgin
Building Commissioner
Zoning Enforcement Officer
Town of Ashburnham, MA