

**TOWN OF WESTFORD**  
**DEVELOPMENT REVIEW BOARD MINUTES**  
**Minutes for June 10, 2024.**  
**Approved on \*\*\*\*\*, 2024.**

**Board Members Present:** Bill Cleary, Dennis Angiono, Matt Wamsganz, Peter Armata, Jesse Labreque, Andrew Collier

**Board Members Absent:** Francois Ross

**Also Present:** Harmony Cism (DRB Coordinator, Zoning Administrator), Callie Hamdy (Minute Clerk), Matthew Thomas, Jack Chase, Steve Plouff, Mickey Palmer

The meeting began at 7:00 pm

**Site Plan/Conditional Use Hearing – Underhill Rod & Gun Club Property;** Applicant: Myron Palmer (approx. 113.25 acres) located off Buchanan Lane in the Rural 10 and Water Resource Overlay Zoning Districts. This is a proposal to construct a new accessory structure, upgrade drainage infrastructure, approve after-the-fact permitting of existing structures, and a request to vacate the December 25, 2005 ZBA Decision regarding the Club.

This was a continued hearing. Bill disclosed his conflict of interest that he often uses the Underhill Rod & Gun Club.

The Town had sought the advice of the town attorney who had answered a few questions. The access road will not be an issue. Performance Standards with sound means that the town and Club should agree on a condition that it meets the sound standards for Westford. Based on what was presented last time for the hours of operation and what has gone on previously, the DRB agreed the decision should state the hours are dawn to dusk. For structures, the DRB wanted a professional site plan with the positions of all current or planned additions. The previous map submitted was done by a professional firm. Matt stated that it can be a condition of approval that the map show and indicate those structures. Harmony would not be able to issue a zoning permit until a site plan is provided to her, but the URGC was on a timeline for some grant funding.

URGC had questions about the noise. They had been shooting guns since before Act 250 and before Westford's zoning. Would this be imposing a new regulation on a grandfathered activity? The Town Attorney mentioned that the regulation applies to everything with the exception of residential uses. This includes non-conforming uses. Matt interpreted it as the noise restrictions applied to everybody in town from a development and use standpoint. Bill and others disagreed with the attorney. Harmony read the full attorney's opinion out loud that said they could indicate there can be no potential for sound increase with increased hours or the allowance of automatic rifles. This would not affect the gun club.

Matt explained that vacating the old 2005 Zoning Board decision is a slippery slope, but with this new decision there will be everything they need to be set. This decision will essentially override 2005. There were some portable structures that could not be displayed on the site plan. Those should be indicated by number in the decision.

Dennis motioned to close the hearing. Jesse seconded. Motion passed 6-0.

**Citizens to Be Heard, Announcements & Other Business**

There were no other citizens to be heard.

**Minutes**

Andrew motioned to approve the minutes of March 25, 2024 as amended. Jesse seconded. Motion passed 6-0.

Peter motioned to approve the minutes of May 13, 2024 as presented. Jesse seconded. Motion passed 6-0.

**Deliberative Session**

The board entered deliberative session at 7:38 p.m.

Adjourned 7:57 p.m.

Submitted by,  
Harmony Cism, DRB Coordinator

Callie Hamdy, Minute Clerk

DRAFT