



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

PUBLIC HEARING MEETING MINUTES

**Bethlehem Bible Church
307 Lancaster Street, West Boylston
August 11, 2021**

Members Present: Paul Anderson (Chair), Marc Frieden, Vincent Vignaly, Sarah Miles, Barur Rajeshkumar

Members Absent: None

Others Present: See attached Sign-In Sheet

Randy Miron (Bohler Engineering) was in attendance. Wayne Amico (VHB) was unable to attend tonight. Mr. Vignaly recused himself from the matter.

The board had not reviewed what was received today. Mr. Miron said they responded to VHB's outstanding items. They have been before the Conservation Commission and said the Commission was supportive of the project but had two concerns: (1) having a site visit; and (2) addressing VHB's comments. That hearing was continued to September 13th.

Addressing Mr. Amico's August 9, 2021 comment letter, Mr. Miron said they eliminated the sidewalk and one parking space and will stripe it. They have done some soil testing and adjusted the shape of the stormwater basin. They will address the engineering issues with Mr. Amico. A sign permit will be provided to the board and Building Inspector prior to construction. Mr. Miron said information has been provided to the Fire Department. With regard to constructing a sidewalk, Mr. Miron said they would prefer not to put in a sidewalk since it goes nowhere. Mr. Anderson commented that it is not a pedestrian friendly street. Members did not want to set a precedent, but didn't see the need for it because it would make it a more dangerous situation. Mr. Miron said their traffic consultant reviewed the sight distance and it meets the regulations. The isle has been increased from 20-feet to 24-feet. Regarding the parking spaces, Mr. Miron said a parking demand analysis was provided based on ITE trip generation rates and it meets the requirements. Mr. Anderson asked if they checked the existing attendance number. Mr. Miron was told by the Building Department that the building capacity is 656 which is what they based their analysis on.

Emily Donovan (26 Lancaster Meadows) asked if Mr. Miron attended the Conservation meeting; he did not. She did not think the Commission was in support of the project. The septic system had failed and the Commission will not do a site visit until revised site plans are submitted. Mr. Miron said preliminary septic calculations were provided to the Commission and they were satisfied; septic plans will not be submitted to the Board of Health until the project is approved. Ms. Miles said the board needs Conservation comments, as well as other board comments, before considering approval. Phil Philbin asked why lighting was not addressed. He also said he

has a stream that drops into the property that overflows occasionally. He felt the property did not conform to what the applicant wants to do with it. Mr. Anderson read part of VHB's review regarding lighting compliance. Mr. Miron said they are providing a lighting plan which will comply with town regulations; they will be LED fixtures facing downward. The Building Inspector said the bylaw states that all lights have to be pointing down and only illuminating the parking lot.

Warren Heller (6 Lancaster Meadows) said the applicant will be cutting trees which is their buffer from the church. He suggested possible conditions should the project be approved: a 10-foot solid fence with arborvitae trees the full distance of the backyard; and if there is no activity at night, the main lights in the parking lot be turned off. Drainage is also a major concern. As far as sidewalks, he would suggest that a sidewalk is placed there to get to their church. Mr. Anderson said he believes the church is trying to reduce the overflow by expanding the parking lot. Mr. Philbin thought there were too many parking spaces and asked the board to reduce them. Ms. Donovan asked about snow storage and was told snow storage locations were added to the plan. She asked if the board received a copy of the traffic study. She said if the entrance is moved up, the stopping capability will be hindered because of the hill. The sidewalk is on the opposite side of the street (north side); cars from the west is the issue. Mr. Miron said they did apply to MassDOT for the access driveway. Mr. Rajeshkumar asked Mr. Miron to find out how far the driveway is from the intersection for the next meeting (from Lancaster Meadows to the church), and also the status of the access permit. Ms. Donovan commented that Conservation said because it's in a flood zone, FEMA and the Army Corps of Engineers may be involved. Mr. Miron said there is no work being proposed in the flood zone or within the wetlands. Mr. Miron was asked to be better prepared to explain the lighting at the next meeting.

Mr. Miron asked for a continuance. Ms. Miles made a motion to continue the public hearing to September 8, 2021 at 8:00 p.m.; Mr. Rajeshkumar seconded; all voted in favor; motion approved (Mr. Vignaly was recused).

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich