



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
September 8, 2021**

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

Members Absent: None

Others Present: See attached Sign-In Sheet

The Chair opened the continued public hearing at 7:30 p.m. Randy Miron (Bohler Engineering) and Scott Goddard were in attendance. Mr. Vignaly recused himself and left the room.

Mr. Anderson said that documents were received this afternoon and have not been reviewed. Since they last met in August, Mr. Miron said they did review VHB's comments and VHB had no further comments or concerns. He said they also have an email from the Conservation Commission Chairman, Bill Chase, saying in part"it appears the board will pass a vote in the affirmative for the plan submitted subject to the new entryway and the street water that will be developed from that (drainage), and the Board of Health okaying a new design for the septic system outside of the 100-foot buffer." Mr. Anderson asked what updates were sent to the board. Mr. Miron said there were slight adjustments to the snow storage area; the distance from the new driveway to the existing driveway is approximately 100-feet from center line to center line; distance from the new driveway to Lancaster Meadows is just over 300-feet; a 6-foot-high stockade fence and shrubbery along the western side (6 Lancaster Meadow property line) was added; and lights on the site today will be removed and replaced with downward facing lights (including the lights on the building). A resident asked if the lights would be on all night. Mr. Miron said the church would be comfortable with a condition according to the regulations.

Mr. Rajeshkumar said the board has not received comments from the Board of Health regarding the septic. Mr. Miron said they received comments quite a while ago. Ms. Miles said the email he read earlier said that Conservation's vote was subject to the Board of Health. The board has not received comments from the Conservation Commission; they meet on Monday. Mr. Rajeshkumar would like to see what the formal votes are. The board was not comfortable voting tonight until all information is received from both the Board of Health and Conservation Commission. Mr. Miron said they have not submitted plans for the septic to the Board of Health yet. They want approval from the Planning Board and Conservation Commission before doing that. Ms. Miles asked what if there are changes to the grading that VHB needs to review. Mr. Miron said they provided preliminary septic system calculations and a layout to VHB and VHB said they had no concerns with it. Residents' concerns, as in past meetings, related to tree cutting, drainage and lighting and commented that the neighborhood concerns are not being met. Residents would prefer a 10-foot fence with plantings on the applicant's side of the fence for further screening.

Ms. Miles left the hearing at 8:30 p.m.

Mr. Anderson said there are still outstanding issues that need to be resolved. Mr. Goddard said he expects Conservation approval next week; the Board of Health has a conceptual design but the specific approval has not been received yet. They understand they are putting themselves at risk and may have to do an amendment but not anticipating that. Mr. Goddard said they believe they have satisfied the lighting and tree removal questions, and a fence to resolve the abutter issues at 6 Lancaster Meadows will be installed. They will not change the light design or the landscape design any further. Mr. Goddard wanted to understand if an approval from Conservation and/or approval from the Board of Health is necessary and was told yes. VHB will also need to review the revised plans.

Mr. Rajeshkumar made a motion to continue the public hearing to September 22, 2021 at 7:05 p.m.; Mr. Frieden seconded; all voted in favor; motion approved (Mr. Vignaly was recused).

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich