



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto: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  
December 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

Mr. Vignaly recused himself from the matter. Randy Miron and Scott Goddard were present. Since last meeting in September, they have received Conservation and Board of Health approval. Revised plans were provided. Mr. Frieden asked the applicant to have their surveyors mark the property line on the Lancaster Street side of the driveway where the neighbors are. It appeared that the neighbor's property is closer than we think and the applicant is going to be cutting all the trees. He wanted to have the property line marked so the people can expect what is going to happen. Warren Heller & Debbie Walsh (6 Lancaster Meadows) said they did have their property line surveyed and showed photos from the summer and now. Mr. Miron said they are clearing close to their property line but are adding a 6-foot fence and shrubbery (the fence will be 1-2-feet off the property line; shrubbery will be on the church side). Mr. Warren spoke of his concerns which included the proximity of parking lot and tree clearing, drainage, lighting, and safety issues moving the driveway. They are requesting the board protect their privacy and to include the following specific conditions if approved: 10-foot-high white vinyl fence; the fence be a minimum of 5-feet from their property line and no cut trees in the 5-foot buffer zone; and regulate the lights to go off at a certain hour. Mr. Anderson said the lighting issue has been resolved. He asked about the 5-foot buffer and the properties it would affect. Mr. Miron said they are using that to grade the parking lot; they are complying with the 10-foot parking buffer. If they cut the buffer, the grade would be steeper. Mr. Frieden said they could construct a wall. Mr. Miron said their preference is not to construct a wall. Mr. Anderson would be in agreement with a retaining wall also. With a steeper grade you can't have grass or shrubbery which is why Mr. Frieden asked about a retaining wall.

Mr. Amico understood the request for the higher fence; it seems to make sense. He asked if additional trees could be planted on the neighbors' side. Mr. Frieden suggested a step wall with the fence above it. Mr. Miron said it is a 3:1 slope that they plan to grass. Mr. Amico said they can put 1 1.5:1 riprap which will gain at least 3.5-4-feet and explained the possible way. Mr. Goddard said it made sense to tighten it up and preserve some of the vegetation; focus on more keeping than replanting; they will revise the plan. The location of the driveway is the purview of MassDOT; they are currently working with them. National Grid is also reviewing the plan. Ms. Miles made a motion to continue the public hearing for 307 Lancaster Street (Bethlehem Bible Church) Site Plan Review and Stormwater Management Permit applications to January 12, 2022 at 7:05 p.m.; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich