

**Town of Weston  
Minutes for Elderly Housing Committee Meeting  
Tuesday, March 10, 2020  
Brook School Apartments  
44 School Street, Building C  
Weston, MA 02493**

**EHC Members:** Tom Timko - Chair, Melissa Brokalakis, Tack Chace, John Hennessey and Carol Ott

**Tenants/Public:** Rachel Bau C30, Patty Davenport D284, Duncan Elmes A2, Arthur Jones C22, Gary Marcoux D61, Nancy Orth D171, Shirley Small-Rougeau C38 and Lana Yuen D282

**Town of Weston:** Monyette Vickers - BSA Manager, Ed Jarobski - BSA Maintenance, Karin Ott - BSA Housing certification Specialist and Ireta Metchik - COA Social Worker

**Meeting called to order at 7:55AM**

Bills were signed.

Minutes from the February 4th meeting were accepted.

**Brook School Update - Monyette**

There are currently four vacancies at Brook School. There was little response to the letters mailed to the top six waitlist people so letters were sent to the next people on the waitlist. The waitlists currently have 130 subsidized applicants and 27 market applicants,

Monyette is currently working on the comparative study of the HUD utility allowance. The last study was done in 2015. Once she has completed the HUD study she will do one for the CPA units.

Two boilers were replaced in the past month, one each in Buildings B and C. Building B replacements cost \$8,211 and Building C replacement cost \$7,955. The replacement tanks are stainless steel and they will be expensed through the capital budget. The replacements had been included in the long term capital budget but needed to be replaced a little sooner than expected.

Coronavirus - Notices have been put up in all elevators and on bulletin boards throughout the BSA campus. Common areas and hallways are being sanitized on a regular basis with an electrostatic fogger which kills 99% of germs. The fogger was purchased two years ago. Ed will adjust his hours so the sanitizing can be done before residents are up.

Monyette listed the upcoming events for residents at BSA:

- 3/24 Community Building Workshop
- 4/2 Music Through the Ages (Mass Housing TAP Program)
- 4/9 COA Charlie Card registration @ BSA
- 4/15 Celebration of the End of WWII, musical Review, (courtesy of the Weston Cultural Council)

### **BSA Interior Design - Monyette**

Karin gave a brief review of the BSA Design Committee's meeting with the Wellesley Design Consultants. The Committee reviewed books of artwork and selected pieces to find what they felt would work. Members of the Committee were given "homework" to send to Monyette additional pieces and artists they thought would work. All of the artwork on the BSA campus will be reviewed and possibly updated but the focus at this time is on Building D, which has been identified as having the strongest need. The resident Design Committee consists of Rachel Bau C30, Marie Forbes D279, Laura Kenderas A11, Nancy Orth D171 and Shirley Small-Rougeau C38. Nancy Orth was not able to attend the meeting with the designers.

Nancy Orth asked if curtains, wall paint, and furniture were going to be changed at this time. Monyette explained that furniture will be assessed and any replacement or reupholstery will be determined on an individual basis. Wall paint and carpeting will be assessed as well but the residents identified the need for artwork at this time.

### **Common Area Study - Tom**

BSA has received a completed BSA campus common area study. There were three designs submitted for a renovated common area for Building A which includes areas of the Forbes Room, the former art studio, and the former Weston Media Channel office. The Board will be emailed the designs to review so a specific design can be selected and a budget can be determined. Tom would like to vote on the design at the next EHC meeting. Copies of the plans will be made available for residents to review. All plans show an approximately identical storage unit for each of the 75 apartments at BSA, a combination of the 42 existing storage units and the 33 storage units to be constructed. Carol requested that if BSA decides to move forward with an expansion that it should include storage units for those apartments and possibly under building parking.

Melissa asked that copies of the designs be made available for residents and that any of their comments should be collected by Monyette.

Tom said that the Board should aim to have the work completed by the end of 2020. Accordingly, the Board needs to decide on the design so a scope of work can be drafted and sent out to bid.

At the end of the meeting Melissa expressed concern for the lack of natural lighting in the proposed new fitness center on all plans. She also requested that the path residents will have to take to get from the elevator to the new proposed storage be considered. Monyette and Karin pointed out that outside access is available and the internal door is located right after the external entrance to the Forbes room in Building A.

### **Building E Discussion - Tom**

The Community Preservation Committee has inquired about the possible expansion of BSA. Tom said the Board should revisit the discussion with the goal of having a plan ready for the Weston Fall 2020 Town Meeting. Tom mentioned three items that need to be completed to meet that goal: first acquiring a schematic design which should provide a general cost of the project, second, obtaining funding for detailed designs of the project, and lastly deciding on how to fund the final project. The design should include the addition of up to 14 new units which the current BSA septic system supports and also include a plan for additional units if needed when and if a town wastewater facility is built.

Melissa mentioned that the COA is thinking of expanding and that the Board should look into the possibility of combining the two projects and having the COA as part of the BSA campus. It was mentioned that the COA had been at BSA at one point in the past. Tom asked Carol to setup a meeting with the COA to see their needs and their timetable. Ireta thinks there should be collaboration between BSA and COA. She could see the COA having some programming on the BSA campus.

Tom said that he sees the expansion of BSA to be for affordable market units rather than subsidized units.

### **Weston Affordable Housing Trust (WAHT) Update - Tom**

The WAHT met the previous evening. WAHT is looking into doing a two-unit development off of Route 20 near the Gifford School. There are three major developments in various approval stages in Weston. 751 Post Rd, estimated to be 180 units with 20% affordable, has its final Zoning Board of Appeals meeting on the calendar. If approved it would offer Weston two years "safe harbor" from hostile 40B developments. 104 Boston Post Rd has had pretrial hearings and is expected to wrap up around Labor Day. The Route 30 project, 200 units 20% affordable, is in Land Court.

Nancy asked if traffic studies had been completed on possible development of the property on Route 20 in Wayland at the former Mahoney's Nursery site. If so, did those traffic studies take into consideration the impact of possible Weston developments. Tom mentioned that traffic studies were done on the impact Weston projects would have on Route 20 but the town does not have control over other town's decisions.

There is a private developer who is looking into the possibility of building three, two-unit affordable buildings at the intersection of Wellesley St and Route 20.

The Housing Production Plan is under review and needs to be resubmitted to the State in January.

### **Public Comments -**

There were no public comments.

Tack mentioned that the town was offering an Open Meeting Training session on Thursday, March 26th, 6:30-8:30PM at the Weston Community Center.

It was also noted that Saturday, April 4<sup>th</sup>, 9:00-12:00PM the COA will be having a roundtable discussion on affordable housing. Check the Town website for the meeting post to confirm location.

Monyette will develop a calendar that will show all the upcoming events at BSA. The calendar will be posted on the bulletin boards and shared with Ireta and the Board.

**The next meeting will be Tuesday, April 7th at 7:45 AM in Building C, Palmer Room.**

**The meeting was adjourned at 8:45AM**