

Town of Weston  
Minutes for the Elderly Housing Committee  
Tuesday, July 20, 2021  
Brook School Apartments  
Weston, MA 02493  
Zoom Meeting

**Attendees:**

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

Town of Weston: Monyette Vickers, BSA Manager; Ed Jarobski, BSA Maintenance Specialist

Tenants/Public: Alice Aldridge, Paul Bau, Patti Davenport, Paul Foley, Judith Harding, Frank Hillary, Alan Orth, Nancy Orth, Jim Polando, Shirley Small-Rougeau, and Lanna Yuen.

**Town of Weston:** Monyette Vickers, BSA Manager; Ed Jarobski, BSA Maintenance Specialist

**Call to Order** 7:52 a.m.

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Weston will be conducted via remote participation to the greatest extent possible. We will strive to provide access to such meetings via a link to call in, or other similar option. In the event we are unable to accommodate the same, despite best efforts, we will post recorded sessions of the meeting as soon as possible following the same. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.”

Tom expressed the view held by many that hopefully this would be the last meeting where we had to meet on zoom. Monyette agreed but added we need to explore a hybrid approach that would let individuals use zoom to attend our in-person meeting.

**Minutes:** Minutes from the June 2021 meeting were approved on a roll call vote.

**Brook School Apartments Update – Monyette**

*Landscaper:* BSA has a new landscaper. The old contract ended on June 30. BrightView has started. They had the lowest bid on the new landscaping contract. In response to a question, Monyette stated BSA is the only town entity that is using BrightView. The contract for snowplowing will go out for bid later.

*Irrigation:* Alan raised the issue of irrigation at BSA. He is a member of the Weston group that’s working on conserving water resources. He said this relates to BSA because we engage in two practices that go against the new guidelines. One guideline is to use below ground trickle irrigation for shrubs. The other is that we should water in the morning before 10 a.m. BSA is watering in the morning and the afternoon and water is being wasted going down storm drains.

He recommends the BSA do no afternoon irrigation and work to improve the efficiency of its irrigation system. Alan stated that as a town entity we should follow a Town board's guidelines. The Select Board has not approved the guidelines yet but it is expected they will.

*Vacancies:* There is one market unit and one subsidized unit available. The subsidized unit is being brought up to date; the cabinets are back-ordered and not due until mid-July. Monyette is working with an applicant for the market-rate unit. Another market-rate unit is expected to become vacant at the end of the month. There are 142 applicants on the waitlist for a subsidized unit and 60 for a market-rate unit. This translates to a 2-3 year wait. The process of filling a vacancy always takes time. Residents only give us 30 days' notice. Then we find an applicant who wants to come; he gives his landlord 30 days' notice. Carol asked about the notification protocols when a BSA resident dies. Monyette is limited by privacy concerns and does not automatically send a notice to all the other residents. That is decided by the wishes of the family.

*Housing Certification Specialist:* Candace Foresta is working two days a week, Monday and Thursday. She is helping with the recertification. It is going well and Monyette is looking to hire her fulltime. Lisa is discussing a finder's fee with the Robert Half agency. Lisa is also looking into HUD training for Candace.

*Covid-19 Safety Protocols:* If you are vaccinated no mask is required to walk around BSA. Monyette hopes to open up the Forbes Room for scheduling for activities, with a maximum of 60 individuals. The Palmer Room is now available to be scheduled for a maximum of 20 individuals.

*Vaccines:* In response to John's question, Monyette replied that one resident is still trying to get vaccinated but had been held up for health reasons.

*Entertainment:* The July 1<sup>st</sup> barbeque was a success with almost 40 residents attending. Ed was on the grill, with residents assisting. Ruth Harcovitz performed her show, the "Songs of WWII."

### **Common Area Space Study Update— Tom**

The first design update meeting will be held this week with Town of Weston's Facilities Department, Tom, Monyette, and, and the vendor CBI. CBI is to produce design, construction, and bidding documents. These will then go out for the final building bids. Tom noted that the Town Facilities Department now has the bandwidth to deal with this as the Town Center and Jones Tavern projects are moving to completion. It was noted that the Commonwealth's oversight laws double the time to complete Town projects. Paul Bau asked what would happen if the proposal gets to Town Meeting and then gets turned down. Tom replied that if the CPC approves it Town Meeting is likely to approve it. If we're going for general town funds as opposed to CPC money, we need the Finance Committee's approval. John asked if we could fund the project from our Enterprise Fund; that way we would not have to go to Town Meeting. Tom replied that we could but questions whether we want to use the Enterprise Fund reserve for that. He prefers we do not do that. Alan Orth pointed out there is a group from Highland Meadows that is working to drive down to town budget so getting approval for town funding at Town Meeting might be difficult. He agrees with Tom that the CPC route is the easiest way to get the funding. John mentioned the CPC is required to spend a portion of its income on

housing and the mortgage they been paying for building D is about to be paid off; therefore, they need a housing project. Tom replied that the CPC was aware of that.

### **Building E - Tom**

Tom expects to receive a revised pro forma from Liz and is scheduled to meet with her tomorrow. Our goal is to have the pro forma ready for the CPC deadline in September.

### **Sunrise – Tom**

There is nothing new here. We're waiting to get it rescheduled by the Select Board who is waiting on Town Council. Melissa is concerned that the exterior is starting to deteriorate and she's worried we may be missing an opportunity. Tom emphasized we are waiting for the Select Board to reschedule. Any project involving the Sunrise property is speculative now so we will proceed with building E.

### **Affordable Housing Trust Update- Tom**

The housing trust has not met recently so there's nothing new to report. There is a meeting next week. The Trust has been focusing on the Housing Production Plan. There was a large meeting a week and a half ago on the HPP and the draft is up for review and comment. The HPP does not affect us a lot as it is largely for the Commonwealth.

*751 Boston Post Road update* – the abutters are suing to stop it. It was observed that we have the recurring problem in Town of a few abutters getting scared and suing which exposes the whole Town to hostile 40Bs.

*518 South Ave update*-there is a Zoning Board of Appeals meeting tonight to talk about traffic and wastewater. Alan Orth stated that he thinks the wastewater treatment issue will prevent the development. Tom pointed out this developer has a history of getting approvals. Ultimately it will come down to one engineering firm versus another engineering firm's view and the State will decide. Alan mentioned that it's not just the quality of the wastewater treatment but the quality of the water.

### **Public Comments**

Judith Harding asked if we're going to repair the damaged stonewall and steps on School Street. An uninsured pizza driver on his phone hit the wall about a month ago. The Town thinks it is simpler to use town funds to repair the wall rather than to engage lawyers and go on to small claims court. Monyette pointed out our insurance did not cover the wall. She is looking into restructuring our property insurance. Paul Foley ask about the small garden for Building B. Monyette replied it will be 12 x 12 with patio pavers so that one can sit on the patio. This should be done in the next couple of weeks. Alan Orth asked about putting in a railing on the steps looking towards the tennis court. Monyette said that was being done.

Next Meeting Date: Tuesday August 3rd, 2021 - probably in person  
Meeting Adjourned: 8:35 a.m.