

**Town of Weston  
Minutes for Elderly Housing Committee Meeting  
Tuesday, July 7, 2020  
Brook School Apartments  
Zoom Meeting  
Weston, MA 02493**

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

**Tenants/Public:** Paul Bau C30, Nancy Orth D171, Shirley Small-Rougeau C38, Lanna Yuen D282, Martha Lanning - Forest Lane, Hopkington and Mary Ellen Sikes- Conant Rd, Weston.

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

**Meeting called to order at 7:51AM**

Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law was read.

Minutes from the June 9<sup>th</sup> Zoom EHC meeting were accepted.

**Brook School Update - Monyette**

Building A has new residents who moved into A3 on July 1<sup>st</sup>. There are currently four subsidized unit vacancies at Brook School Apartments (BSA) and no market units available. Several applicants who have come to the top of the waitlist are unwilling to move at this time because of COVID 19. Monyette continues to send out letters to the next people on the waitlist, many of whom applied in 2018. She feels that perhaps it is time to consider the assistance being offered by HUD for apartments that are ready for occupancy, but are not being rented due to the pandemic. There are currently 125 applicants on the subsidized waitlist, 29 on the market waitlist and 8 on the nonelderly disabled waitlist.

Ireta shared that there is an overall anxiousness that residents are feeling about the virus, but they have also expressed the fact that they feel safe, comfortable and confident because of all the precautionary measures taken by the staff.

BSA remains COVID 19 free thanks in large part to the efforts of the residents following safety guidelines. All indoor community rooms will remain closed until further notice. Tom Timko asked if there have been any requests from residents to reopen those rooms and Monyette said just general questions of when the reopening might happen. Tom asked for Monyette and Karin to come up with a reopening plan of indoor common spaces for the fall with focus on entertainment and the possibility of EHC meeting in person.

Carol Ott asked Ireta Metchik if the Council on Aging (COA) has any plans to open in the near future. Ireta said there is nothing definite at this time but it has expanded their remote services. The COA delivers Meals on Wheels, arranges some urgent need rides and coordinates pick up and deliveries of medical supplies and food requests from their food pantry.

Almost all of the residents who spent quarantine away from BSA have returned. The last resident who was in Florida will be returning this week and will be quarantining in her apartment for two weeks as per the Governor's recommendation.

Building A slate roof maintenance and masonry repairs are being worked on this week along with the repointing of Building C chimneys. These repairs were included in the envelope funding and are regular maintenance.

The front door intercom system of Building C is still having issues when there is wet weather. The trouble, according to the intercom company, lies with the copper wiring from the road and building wiring. Verizon has been informed of the issue and is scheduled to be working on it later today. Tom suggests that options for a new intercom system should be explored. Monyette will be getting bids for the repaving of the parking lots and she will also be getting estimates for the relining of all parking lots. John Hennessey suggested that Monyette should get an estimate from the Weston Department of Public Works as well.

### **Common Area Design Update – Tom**

There has been feedback from the facilities department stating the funding for the scope of work report for the Common Area Study needs to be approved at Town Meeting. Tom stated that they rough estimate that is needed was part of the original contract with the architect. Carol Ott asked if the architect has been paid for work. Monyette will follow through with accounting to see if the architect has been paid in full.

Tom has discussed the issue of delay with the Permanent Housing Committee, the architect and the facilities department. He is now thinking that he needs to involve the Town Manager. Shirley Small-Rougeau asked if it would help if residents called the Town Manager to complain about the delays and Tom said it wouldn't hurt. Paul Bau asked if any bids have been received for the project. Tom explained that a preliminary cost estimate is needed as well as a final cost estimate before it can be sent out for bids. Facility Director, Gary Jarobski, is the person responsible for the bidding process.

### **Discussion on Building E – EHC**

Tom and Carol have spoken with the COA and other town agencies to get their feedback on senior housing needs. Tom hopes to have a new pro forma in the upcoming weeks and will send it around to the Board to review so the application to the Community Preservation Committee (CPC) can be made. John suggests that the building should include underbuilding parking and two-bedroom apartments at a higher rental cost to make the building viable. Carol stated that BSA will need a town consensus for the additional units to win Town Meeting approval.

John pointed out that the CPC has used the repayment of the Building D bond to meet its quota for housing spending and that the bond will be paid up soon, possibly by 2022. He feels the CPC may be supportive of a new building.

Discussion continued on the need to gain the support of the Weston public on the need for housing. The last time the project was discussed there was strong opposition from BSA abutters. Monyette suggested working with the COA; the Aging in Weston Needs Assessment Study would be very helpful. It was suggested that Board members attend Town committee meetings, such as COA and Weston Affordable Housing Trust, that address housing to get

support for a new BSA building. It was also suggested that a committee of Weston residents who have parents living at BSA could be helpful in spreading the word about their experiences.

### **Weston Affordable Housing Trust – Tom**

The Town is looking for a developer for the land at Zero Wellesley St to build up to four affordable units. The property would abut BSA. WAHT has been very active in rent support for affordable housing property throughout town during financial difficulty due to the pandemic.

Due to the virus and the slow reopening of the state, 751 Boston Post Rd is developing slowly.

A discussion of the fact that the CPC spends a large percentage of its money on housing led to speculation of the need for a Weston Housing Authority but the decision would be that of the Select Board.

### **Public Comments**

Shirley asked what options were being explored from the Building E prospective drawings done in 2018. Tom said the most realistic sites were the tennis court location and a separate building at the end of Building C. Shirley also asked if it will be for senior affordable housing or just affordable housing. The focus of the building will be for senior affordable housing, no children will be able to live at BSA, but a percentage of the BSA housing is available to disabled non-elderly housing in accordance with the BSA Tenant Selection Plan.

A need for two-bedroom units has been recognized so Building E will look to include several. Melissa asked if residents are charged for parking. Residents are not charged for parking. If Building E has under building parking, a parking fee can be charged. Residents in the past have said that they would like covered parking. The subject of solar panels in the parking lots was discussed. Tom would like Monyette and Karin to look into the possibility of solar panels for all parking lots.

Nancy Orth asked which patios were open and if the porch of Building D was open. Patio locations were given and the porch remains closed at this time. Monyette said that reopening the porch with physical distancing will be looked at, but at this time BSA is being cautious with reopening. Residents health and safety are paramount.

**The next meeting will be Tuesday, August 4th at 7:45 AM via Zoom.**

**The meeting was adjourned at 9:14AM**