

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**August 16, 2011**  
**Bent Park, Wayland, MA**

**Regular Meeting Minutes**

Present: Commissioners M. Antes, R. Ashton, S. Weinstein

Absent: B. Francis, K Goodwin

Executive Director B. Boggia

Others Present: Joseph Nolan, Wayland Board of Selectmen

Tenants Present: P. Cavaretta, J. Cook, K. Dodge, B. Devereaux, L. Douglas, P. Ennitz, D. Fay, D. Fortin, K. Horne, J. Rafus, R. Soulia, S. Stanley, Richard Westcott, and others.

Chairman Antes convened the meeting at 7:03 P.M.

**Public Comment**

Several tenants addressed the Board. D. Fortin complained that the weekly Monday morning TOPS weight loss program overloads the parking on the street leaving her without a parking space. There was a discussion as to whether TOPS should be asked to leave. Some of the tenants stated that TOPS is a valuable activity that has held meetings at Bent Park for years and should stay. The shortage of parking at Bent Park in general was discussed. K. Horne stated that she is blind and has difficulty walking from the street to her apartment. She asked that she be allowed to park in front of the maintenance garage at night. She also stated that someone put nails in her car that resulted in flat tires. She was encouraged to report this to the police. J. Rafus reported that two tenants continue to smoke in their apartments in violation of the smoking ban that went into effect on August 1. The Board instructed B. Boggia to investigate these issues and to make a recommendation on possible solutions.

**Minutes**

S. Weinstein moved to approve the regular meeting minutes of 6/16/11 as amended and was seconded by M. Antes. Vote: 2-0-1 (2011-33)

S. Weinstein moved to approve the annual meeting minutes of 6/21/11 as amended and was seconded by M. Antes. Vote: 2-0-1 (2011-34)

S. Weinstein moved to approve the minutes of 6/21/11 as amended and was seconded by M. Antes. Vote: 2-0-1 (2011-35)

S. Weinstein moved to approve the minutes of 7/14/11 as amended and was seconded by R. Ashton. Vote: 3-0-0 (2011-36)

S. Weinstein moved to approve the minutes of 8/1/11 meeting with the Wayland Board of Selectmen as amended and was seconded by R. Ashton. Vote: 3-0-0 (2011-37)

**Bill Warrant**

R. Ashton moved to approve the Bill Warrant for July, 2011 and was seconded by S. Weinstein. Vote: 3-0-0 (2011-38)

**Water Bills**

The WHA will try to meet with Mike Lowrey to discuss his proposal for billing for single-meter multi-unit buildings. The Board would like to meet with Mike and then proceed to the DPW Director and then the DPW Commissioners.

**Executive Director's Report**

The Board reviewed the Executive Director's report. The following topics were discussed: budget comparatives, evictions, tenant associations, and MWRTA transportation services.

**Employee Guide**

R. Ashton moved to table policies for the WHA Employee Guide until the next meeting. S. Weinstein seconded. Vote: 3-0-0 (2011.39)

**Annual Report to the Town**

The Board reviewed last year's annual report. The Board wants to highlight the smoking ban, the Habitat project, and recognize Charlie Raskin for his service. S. Weinstein volunteered to rewrite the report.

**Dudley Area**

R. Ashton reported on recent meetings of the Dudley Areas Advisory Committee. He reported on an Open Meeting Law complaint. The next charrette is schedule in September and will focus on the environmental impacts on Dudley Pond. R. Ashton suggested that the Committee needs to hear from more citizens to get a more balance point of views.

#### Habitat

M. Antes reported on the meetings being held by Habitat on the development of two duplexes on Stonebridge Road. The next organizational meeting is scheduled for 8/17/11. Beth Rust has started a LIP application and outreach for applicants.

#### Other Business

It was noted the Catherine Barton Nursing Home is being demolished to make way for a Chapter 40B development. The 40B development at Wayland Forest appears to be moving ahead.

#### Next Meeting

The next meeting was scheduled for 7:00 PM on 9/8/11 at the Wayland Town Building.

#### Adjourn

R. Ashton moved to adjourn the regular meeting and was seconded by S. Weinstein. Vote: 3-0-0 (2011.40)

M. Antes adjourned the meeting at 8:30 PM.

Attested: \_\_\_\_\_  
Brian E. Boggia, Secretary to the Board