

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**October 27, 2011**  
**Cochituate Village Apartments, Wayland, MA**

**Regular Meeting Minutes**

Present: Commissioners: Mary Antes, Bret Francis, Susan Weinstein  
Absent: Russell Ashton, Kevin Goodwin  
Executive Director: Brian Boggia  
Wayland Selectman Joseph Nolan

Chairman Antes convened the meeting at 7:05 P.M.

**Public Comment**

There was no public comment.

**CVA Property Line**

B. Francis reported on a conversation he had with the McGrails whose property abuts the CVA at 106 Main Street. They stated the following issues: the no trespass sign at the end of the driveway is offensive, MWRTA busses idle in the driveway emitting gas fumes, cigarette smoke drifts to their property from the CVA patio, the chain link fence should be removed and replaced with a white picket fence; and WHA encroachment onto their property. The Board will walk the property line to determine the extent of any encroachment. These issues will be considered at the next WHA meeting. Selectmen Joseph Nolan will contact the MWRTA regarding idling busses in the driveway.

**Executive Director's Report**

KGI, the developer of the Town Center project, has asked the WHA to provide monitoring services for the marketing and sale of the 12 units of affordable rental housing. B. Boggia will submit a proposal for the WHA to perform these services in-house.

**Fair Market Rents**

S. Weinstein moved to accept the new HUD Fair Market Rents for 2012 with a 10% increase for suitable properties located in Wayland. B. Francis seconded. Vote: 3-0-0 (2011.48)

**Budget Questionnaire**

S. Weinstein moved accept the budget questionnaire for the WHA Fee Accountant for preparation of the 2012 operating budget, allowing for raises to be distributed as a pool, and was seconded by B. Francis. Vote: 3-0-0 (2011.49)

**Habitat Affordable Housing**

M. Antes reported on the progress of the Habitat affordable housing development on Stonebridge Road. The State has conducted a site review. The project will be reviewed by the Land Use Committee next week. Habitat will be looking for CPA funds to complete the project.

**Other business**

Economic Development Committee member Becky Stanzini will present to the town a preliminary concept of building 215 rental units at the former septage treatment facility site.

**Next Meeting**

The next meeting was scheduled for 7:00 PM on Wednesday, November 15 at Bent Park. (The date was moved so as not to conflict with Town Meeting)

**Adjourn**

B. Francis moved to adjourn the regular meeting and was seconded by S. Weinstein. Vote: 3-0-0 (2011.50)

M. Antes adjourned the meeting at 8:15 PM.

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