

**ADVISORY BOARD COMMENTS
ON DRAFT LEED-BASED TOWN ENERGY ORDINANCE**

1. Library Board of Trustees
2. Planning Board
3. Housing and Community Development Advisory Board

(26)

To: Mayor and Town Council

From: Library Board of Trustees

Evelyn Daniel

Bill Holton, Vice Chair

Leslie A. Johns

Paul Jones

Amanda Harper, Liaison, High Schools

JoAnn Kerrick, Liaison, Friends of the Library

Jim Ward, Liaison, Town Council



Jessica Kem, Secretary

Brandon Rector

Bob Schreiner, Chair

Margaret Siefert

Virginia Young

Subject: The Library Board's recommendation with regard to the LEED Silver Certification

Date: January 26, 2005

The Library Board learned about the Town's proposed pursuit of the LEED Silver Certification for environmental standards at its January 10, 2005 meeting. The Board is entirely supportive of building and other plans that exhibit a high degree of respect for the environment and energy conservation. We hardly feel competent to suggest a particular plan, but from the information available to us, the LEED certification program seems appealing.

There was some discussion about the flexibility of the program in the sense that libraries may present environmental challenges at times in conflict with some environmental goals. For instance, a requirement of openable windows might cause a humidity issue affecting collection preservation. Similarly, excessive light could cause materials damage, and high, narrow shelving could create a need for lighting different from more open spaces.

Another concern is that if new building standards incur costs in excess of those used a couple of years ago to estimate Library expansion costs, the bond funds authorized in 2003 for Library expansion will be further eroded. We are already concerned that the long lag between bond authorization and the actual expansion will cost badly needed square feet.

Thank you for the opportunity to comment on this aspect of Town planning.

SUMMARY OF PLANNING BOARD ACTION

Subject: Proposed Revisions to the Town's Energy Conservation Ordinance

Meeting Date: January 18, 2005

Recommendation: The Planning Board presents the following comments to the Town Council on proposed changes to the Town's Energy Conservation Ordinance, and recommends retaining an ordinance rather than instituting a policy:

1. An ordinance is harder to change and more permanent than a policy. The Town could also include the information in the next revision of the Town's Comprehensive Plan.
2. The Board recommends doing a study of the benefits and costs of making the changes.
3. The Board believes the Town needs to take a leadership position over the long term to support energy conservation.
4. The Board supports the 5000 square foot threshold suggested.
5. The Board suggests doing a rough estimate on some Town buildings to see how far the Town is from meeting the proposed standards –is it a little or a lot? At the same time, financial returns should not be the only criterion.
6. For example, it would be helpful to have an estimate of the costs to achieve the ordinance and the payback period on the Town's new Operations Center.

Vote: 8-0

Ayes: Tim Dempsey, Donna Bell, Rebecca Boyles, Julie Coleman
Donna Manley, Nancy Milio, Ruby Sinreich, Mitch Strubin

Prepared by:

Chris S. Berndt, Long Range Planning Coordinator *TP*
Tim Dempsey, Chair *by CSB*

MEMORANDUM

TO: Mayor and Town Council

FROM: Housing and Community Development Advisory Board

SUBJECT: Comments on Draft Energy Conservation Ordinance

DATE: January 28, 2005

During the January 25, 2005 meeting of the Housing and Community Development Advisory Board, the members of the Board reviewed the Draft Energy Conservation Ordinance. Board members in attendance included Carol Siebert, Daniel Brisson, Sarah Donahue and Richard Loeber. Carl Martin, Melody Peak, Elizabeth Welsby and Evangelee Shuler were absent.

The members of the Board expressed appreciation of the objectives. However, the Board also expressed concern that the Housing Department may have difficulty with the additional costs associated with the LEED Certification if reductions in federal funding continue. The Board cited a situation where a public housing building that is larger than 5,000 square feet may need to be rebuilt after a fire or other disaster, but the new LEED requirements would make rebuilding more expensive.

Other comments on the Energy Conservation Ordinance include the following:

- Because of financial constraints, additional financial support from the Town may be needed to help the Housing Department comply with the ordinance.
- The Ordinance needs to clearly define what constitutes a "Town" project. For example, would a nonprofit's project that has Town support, such as funding or donation of land, be required to achieve the LEED silver certification?
- Information on the anticipated long-term return on LEED projects would be useful.
- Achieving LEED silver certification for renovation projects would be problematic. Language in the ordinance encouraging, not requiring, silver certification should remain.