

Town of Long Island  
Year-Round Housing Committee  
Minutes, February 5th 2008

Meeting called to order, 7:12 p.m.

Present (\* = voting member): Mark Greene\* (chair); Lorinda Valls\*; Katie Wegner; Jonathan Norton; Will Tierney\*; Amy Tierney\*; Leah Doughty; Tammy Hohn; John Billings\*; Alden Robinson (Island Institute Fellow).

Minutes from previous meeting accepted unanimously.

Gordon property: Mark Greene said that the Town's lawyer did not believe the Selectmen had the authority to complete a land swap without the approval of Town Meeting. Mark suggested that work on the swap proceed by agreement contingent on voter approval.

Year-Round Housing Corporation: Mark Greene said Jim Phipps had made some changes to the 501(c)(3) application and was preparing to submit it to the IRS. The changes would require amending the articles of incorporation with the State.

Mark suggested that this would be the appropriate time to determine the long-term structure of the YRHCorp, the Year-Round Housing Committee, and sub-committees like the Application and Selection Committee. He presented a set of modified by-laws, based on the by-laws of the Monhegan Island Sustainable Community Association (MISCA). The by-laws allow for membership by island residents and property-owners, who would elect a five-member board of trustees. Other committees could be appointed as necessary. The Application and Selection Committee would be one such committee. The committee agreed to read and consider the by-laws.

Green building standards: The committee discussed a series of "green" building standards used by the Maine State Housing Authority. The standards are divided into eleven categories with specific requirements in each.

The committee agreed

- In section 1, "Site",
  - To accept item R1: landscape with 75% native species;
  - To accept R2: preserve existing vegetation beyond 30' of the house;
  - To accept R3: minimize light pollution;
- In section 2, "Building Design",
  - To review R1: overall water management plan;
- In section 3, "Building Envelope",
  - To review R1: seal building envelope to prevent air leaks; the committee discussed the pros and cons of air exchangers, which would be necessary in a tightly-sealed building;
  - To review R2: seal thermal envelope compliant to state law or 2004 IEBC requirement; the committee decided to consult Long Island CEO Jim Nagle regarding what requirements are already in place;
  - To review R3: energy-efficient windows optimized for solar gain; the committee agreed to consult Jim Nagle and Phil Fabiano regarding the costs and benefits of such a requirement;
  - To accept R4: block soffits to prevent wind-washing of attic insulation;
  - To accept R5: no pipes or ducts in outside walls;
- In section 4, "Systems and Appliances",
  - To accept R1: Energy Star labeled appliances and systems;
  - To accept R2: efficient, low noise bathroom fan;
  - To accept R3: low flow faucets and shower heads;
  - To accept R4: low flow toilets;

- To accept R5: seal ductwork to prevent leakage;
- In section 5, "Interior lighting",
  - To accept R1: lighting and fixtures Energy Star rated;
  - To accept R2: no recessed lighting fixtures;
  - To ignore R3: LED exit signs;
  - To omit R4: automatic lighting controls;
- To omit section 6, which does not pertain to individual houses;
- In section 7, "Indoor Environmental Quality",
  - To accept R1: position windows to take advantage of light, ventilation, cooling;
  - To accept R2: low VOC paint;
  - To accept R3: low VOC adhesives/sealants;
  - To accept R4: low emission carpet;
  - To modify R5 to prohibit carpeting only in kitchens and bathrooms;
- To review section 8, "use only sustainably-harvested or local materials";
- In section 9, "Resource Efficiency",
  - To omit R1: adequate space for recycling; this is already covered in the "utility space" criteria in construction standards;
  - To accept R2: non-mercury thermostats.
- To omit section 10, "Post-Occupancy";
- To accept section 11, "debris recycling".
- Alden and Mark will meet with CEO Jim Nagle to get further info on the items needing review- they will also seek further opinions from Phil Fabiano.

The committee agreed to meet next on Tuesday, Feb. 26 at 7 at the Learning Center.

Meeting adjourned, 8:35 p.m.