

Climate Resilient Carlisle

Historical Commission and Affordable Housing Trust

May 15, 2024, 6:30 pm



Purpose – Climate Resilient Carlisle MVP Grant

The purpose of this project is to make recommendations for improvements to the local codes (bylaws, regulations, and policies) that will help make Carlisle more resilient to climate change.

The discussion at this meeting will focus on those topics that pertain to the Historical Commission and the Affordable Housing Trust. The topics are based on a review of town planning documents and town bylaws, regulations, and policies, as well as discussions with the public at a Public Forum held on February 15, 2024, and discussions with the Carlisle Municipal Vulnerability Preparedness Core Committee.

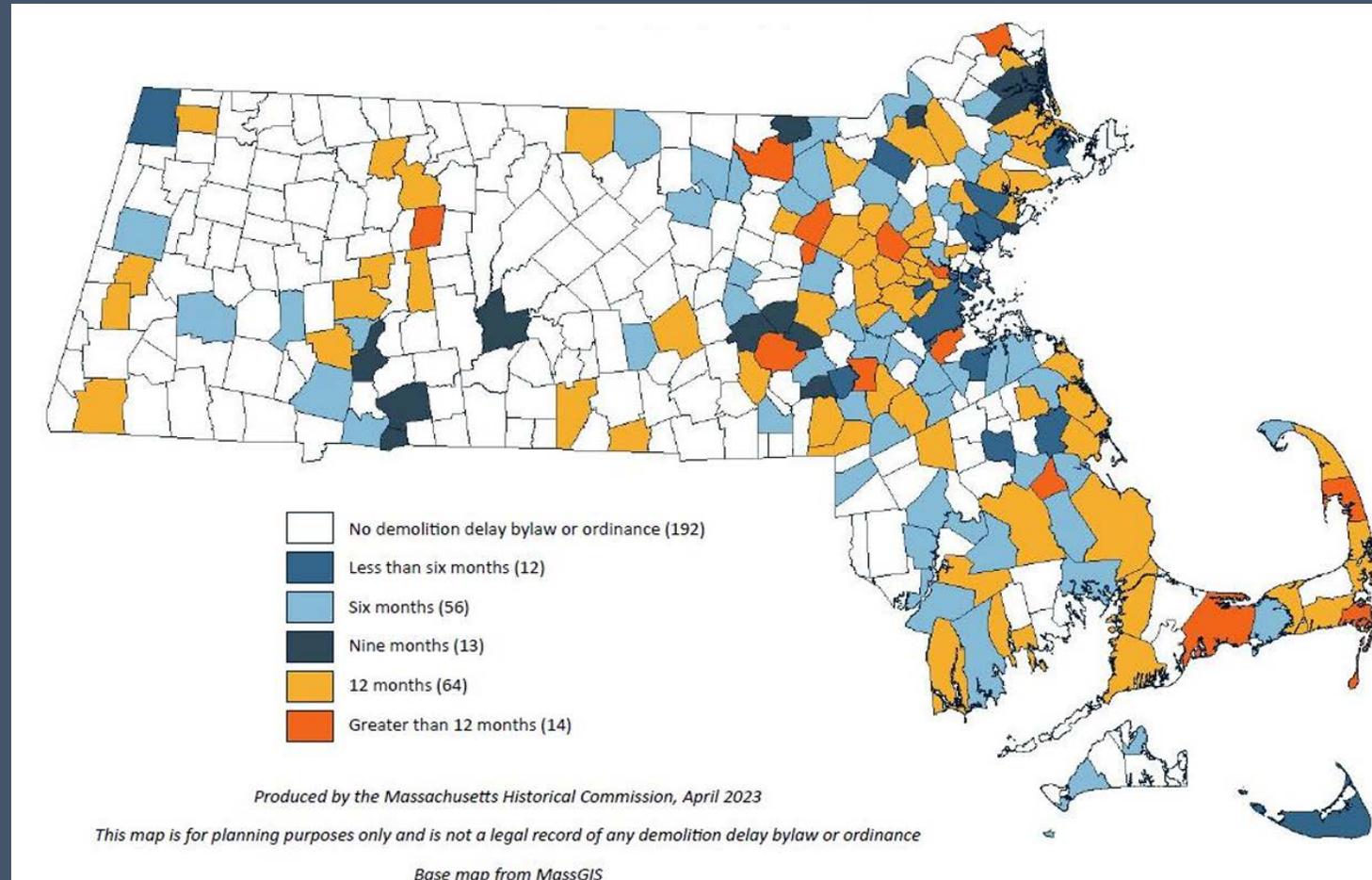
Discussion Topics

1. Historic Preservation Beyond the Historic District
2. Demolition Delay
3. Sustainable Deconstruction
4. Integrating energy efficiency and renewable energy in historic properties
5. Site improvements associated with historic property renovations
6. Housing Trust assistance programs for home improvements
7. Promote/allow additional housing types

Demolition Delay

How would it work?

- Provides a pause to consider alternatives
- Applies town-wide outside the Historic District
- Applies to buildings of a certain age
- General bylaw





Sustainable Deconstruction

RecyclingWorks MA is a **free** recycling assistance program for businesses and institutions looking to recycle and reduce their waste. RecyclingWorks MA is funded by the Massachusetts Department of Environmental Protection.

Boston Pilot Project:

Zero Waste Boston, in partnership with RecyclingWorks MA, is connecting developers to technical assistance and support for deconstruction.

Source: Guidebook for Municipalities to Create & Implement Deconstruction & Building Material Reuse (BMR) Infrastructure. <https://www.buildreuse.org/community-highlights/guidebook>

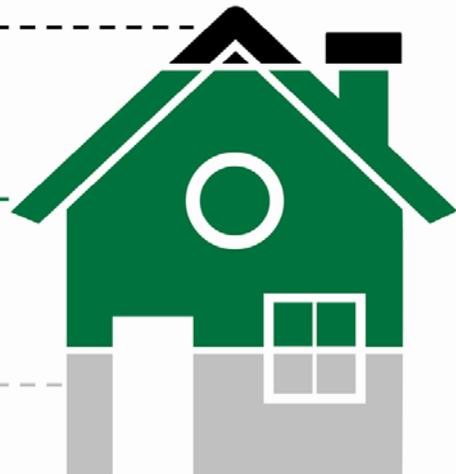
THERE IS A TREMENDOUS OPPORTUNITY TO CAPTURE VALUE



5-15%
OF MATERIALS CANNOT BE REUSED OR RECYCLED

UP TO 70%
OF MATERIALS CAN BE RECYCLED

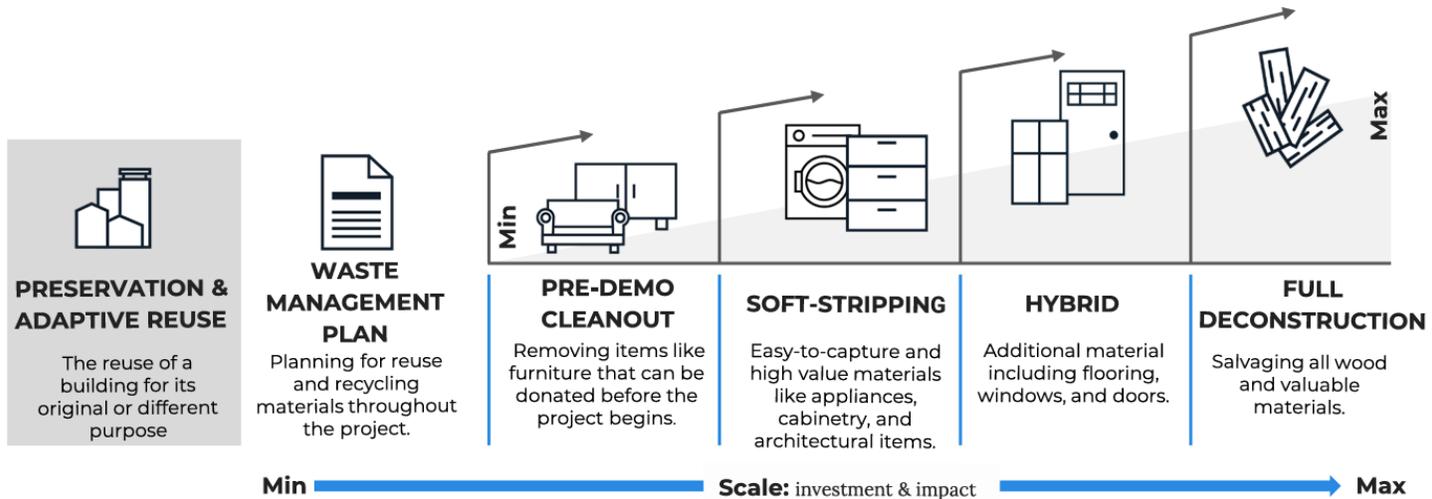
UP TO 25%
OF MATERIALS CAN BE REUSED



Most homes contain materials that have financial value in the reuse market.

DECONSTRUCTION

Pathways



Renewable and Efficient Energy in Historic Properties

Chimney

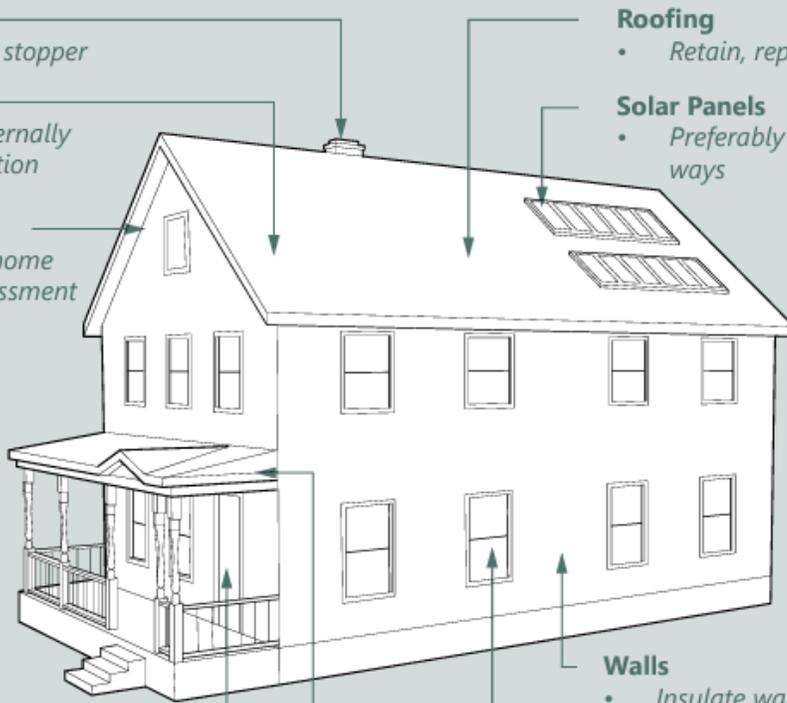
- Install draft stopper

Attic

- Insulate internally
- Add ventilation

Overall

- Conduct a home energy assessment



Roofing

- Retain, repair, and insulate

Solar Panels

- Preferably not visible from public ways

Walls

- Insulate walls internally
- Seal air penetrations

Windows

- Repair or retain original or early windows
- Enhance thermal and acoustic efficiency with storm windows.
- Weather strip

Doors

- Retain or repair original or early doors
- Weather strip

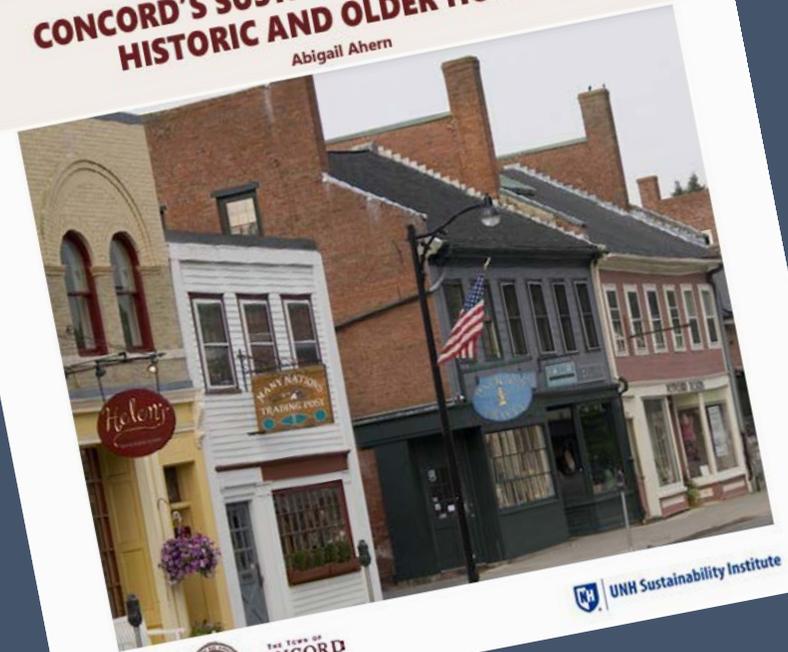
Shutters, Awnings, & Porches

- Restore porches and awnings



CONCORD'S SUSTAINABILITY GUIDE FOR HISTORIC AND OLDER HOMES

Abigail Ahern



UNH Sustainability Institute

Site Improvements in Historic Property Renovations



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & ILLUSTRATED GUIDELINES ON SUSTAINABILITY FOR REHABILITATING HISTORIC BUILDINGS

U.S. Department of the Interior
National Park Service
Technical Preservation Services



SITE FEATURES AND WATER EFFICIENCY	
RECOMMENDED	NOT RECOMMENDED
Avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation and storm-water runoff.	Paving up to the building foundation with impermeable materials.
Landscaping with native plants, if appropriate, to enhance the sustainability of the historic site.	Introducing non-native plant species to the historic site that are not sustainable.
Adding features, such as bioswales, rain gardens, rain barrels, large collection tanks and cisterns, if compatible, to the historic building site to enhance storm-water management and on-site water reuse.	

Home Improvement Assistance Programs

Provide a funding stream for home improvements

- Allows people to stay in the home longer
- Less likely to turn over and be torn down
- Make energy efficiency improvements for lower energy costs
- Weatherization
- Accessibility/livability improvements

Additional Housing Types

- Senior-friendly housing
- Intergenerational housing
- Accessory dwellings
- Smaller residences

All can be more affordable, more efficient, easier to maintain, meet varying life needs



An accessory dwelling unit above a home in a North Shore home.



Adapted from the [ABCs of ADUs](#)

Questions?

Reach out if anything comes to mind!

Thank you!!

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