

## Minutes of the MBTS TF Design Guidelines Subcommittee January 30, 2024

Richard Smith called the meeting to order at 6:05 PM

Present: MBTA Task Force Members: Richard Smith, Sarah Mellish, Sandy Bodmer-Turner, Denny Hall, and Ann Harrison

Community Advisors: Chris Olney, Chuck Wisner, Paul Stemple, Gary Gilbert.

Chuck Wisner presented the character statement for the town. The statement will set the stage for actual design regulations and guidelines.

Next step is to identify particular buildings, typography and street scaped that represent town character and describe the particular design features that contribute to character.

Sandy Bodmer Turner pointed out that the key characteristic of the town is the variety of building styles and features.

Paul Stemple pointed to geography, winding street patterns and changing views which provide a sense of intimacy and pedestrian scale.

Denny Hall pointed out that a unique problem of the MBTA zoning mandate is that it is based on land parcels, making it difficult to adapt to Manchester.

Results of a survey of Design Regulations from other towns:

Paul Stemple suggested Wellesley. It has a good format with illustrations.

Richard proposed Arlington, which is guidelines and has good general elements of design.

West Newbury, which has mandatory requirements for design under its zoning for MBTA

Spencer, which has simple illustrations.

Marc Resnick suggested Cohasset, Ipswich, Hyannis and Yarmouth as they are coastal communities.

Richard Smith proposed that at this next stage we form 2 groups. One to start outlining actual language of design regulations. This group will include Paul, Gary, John and Chuck.

Gary Gilbert suggested focusing on regulations for multifamily for now- and could be expanded to include retail and mixed use later.

The second group will take on general policy issues including a design review process, level of authority, the mechanism for conducting a review including triggering events such as lot size, number of units, etc, This group will include Richard, Sandy, Chris and Sarah (if she has time}.

Topics for the next meeting:

Examples of good design in town

Outline of design regulations or guidelines

Discussion on policy issues.

Next meetings: February 16 at 4:30 PM, February 27 at 6:00 PM

Mr. Smith invited public comment and questions. Donna Furse asked some questions about design issues, affordability and the schedule.

Meeting adjourned at 7:40 PM