

**Minutes of the Design Guideline Subcommittee
MBTA Zoning Task Force**

Date: 2/16/24 4:30 PM

Attending

Sarah Mellish

Chris Olney

Richard Smith

Ann Harrison

Sandy Bodmer-Turner

Chuck Wisner

Gary Gilbert

John Harden

Marc Resnick

Mr Smith called the meeting to order at 4:35 PM

Mr Gilbert presented a series of photos of buildings in Manchester that showed the diversity of architectural styles and configurations. His main point was that the use of breaks in the facades of buildings- either protrusions or indents along with interruptions in roofs help reduce the perceived scale of buildings.

There was considerable discussion about both mandatory and suggested design standards that should be applied to the proposed MBTA zoning districts. Mr. Gilbert presented an outline of these proposed standards (attached to these minutes).

The subcommittee agreed that Mr Gilbert and the architects should continue to flesh out the standards. It was also decided that different design standards should be considered for development in the LCD. Mr Olney said that design guidelines were proposed under the 40R proposal several years ago. He will make sure they are forwarded to the subcommittee.

Mr Harden stated that a design review board comprised of professional designers will be an important part of the design review process.

Mr Smith asked the subcommittee to review the handout about Policy Issues for discussion at the next meeting.

The meeting adjourned at 6 PM

Next Meeting: 6PM February 27