

NP&EDC
Minutes
Monday, August 22, 2022 at 5pm

To view a recording of the meeting, use the link below:
<https://www.youtube.com/watch?v=Joa0LsanKc4>

Call to Order:
Chairman Lowell called the meeting to order at 5:04pm

Establishment of a Quorum:

In Attendance:

Commission:

Nat Lowell
Mary Longacre
Bert Johnson
Joseph Topham
John Trudel
Barry Rector
Seth Engelbourg
Dave Iverson
Kristie Ferrantella

Staff:

Andrew Vorce, Director of Planning
Patrick Reed, Transportation Program Manager
Holly Backus, Preservation Planner
Lauren Sinatra, Energy Coordinator
Megan Trudel, Land Use Specialist
Raissah Koume, Regional Planning Coordinator, MassDOT

Approval of Agenda:

John Trudel moved to approve the agenda. The motion was duly seconded by Bert Johnson, and the motion carried UNANIMOUSLY.

Approval of Minutes

- **July 18, 2022**

Kristie Ferrantella abstained from the vote of the approval of minutes since she was not a Commissioner at the July 18, 2022 NP&EDC meeting.

Barry Rector moved to approve the minutes of the July 18, 2022 NP&EDC meeting. The motion was duly seconded by Bert Johnson and the motion carried 8 in FAVOR and 1 ABSENTION.

Public Comments:

Hillary Hedges Rayport expressed dissatisfaction about the disbanding of the HDC advisory boards and requested that the NP&EDC and Planning Board change to a hybrid meeting format.

Georgia Raysman expressed dissatisfaction about the disbanding of the HDC advisory boards.

Anne Dewez expressed dissatisfaction about the disbanding of the HDC advisory boards.

Meghan Perry asked who asked Town Counsel for an opinion on the advisory boards.

Anne O'Neil expressed dissatisfaction about the disbanding of the HDC advisory boards.

Marsha Fader spoke in favor of reconstituting the HDC advisory boards.

Action/Discussion Items:

Election of Officers

- **Chair**
- **Vice-Chair**

Nat Lowell suggested making John Trudel Chair Pro Tem for the process of election of officers since he is chair of the Planning Board.

Dave Iverson motioned for John Trudel to become Chair Pro Tem for the election of officers. The motion was duly seconded by Bert Johnson, and the motion carried UNANIMOUSLY.

Nat Lowell moved to appoint Mary Longacre as the NP&EDC Chair. The motion was duly seconded by Kristie Ferrantella and the motion carried UNANIMOUSLY.

Joseph Topham moved to appoint Barry Rector as the NP&EDC Vice-Chair. The motion was duly seconded by Dave Iverson and the motion carried UNANIMOUSLY.

Agency Appointments

- **Contract Review Committee of Human Services**

Seth Engelbourg moved to appoint Bert Johnson as the NP&EDC representative to the Contract Review Committee of Human Services. The motion was duly seconded by Barry Rector and the motion carried UNANIMOUSLY.

- **Capital Program Committee**

Continue to a future meeting date

- **Nantucket Affordable Housing Trust "NAHT"**

Nat Lowell moved to appoint Dave Iverson as the NP&EDC representative to the Nantucket Affordable Housing Trust. The motion was duly seconded by Joseph Topham and the motion carried UNANIMOUSLY.

- **By-law Committee**

Bert Johnson moved to appoint Mary Longacre, Barry Rector, and Nat Lowell to the By-law Committee. The motion was duly seconded by Kristie Ferrentella, and the motion carried UNANIMOUSLY.

- **Rural Advisory Policy Committee**

Barry Rector moved to appoint Wendy Hudson as the NP&EDC representative to the Rural Advisory Policy Committee. The motion was duly seconded by Joseph Topham, and the motion carried unanimously.

- **Bicycle and Pedestrian Advisory Committee "BPAC"**

Barry Rector moved to appoint Joseph Topham as the NP&EDC representative to the Bicycle and Pedestrian Advisory Committee. The motion was duly seconded

Monomoy Area Plan

Chair Longacre explained that while there have been Commission comments submitted, for discussion purposes the original plan will be discussed as the master document to add all comments.

Holly Backus, Preservation Planner stated that revisions should include the built environment, priorities within the cultural resource section, and the architectural history.

Director Vorce stated that there will be specific zoning related comments, and provided a history of zoning in the area, stating that the original subdivision plans were much denser and included 5,000 lot minimum. There is too much discussion about properties located outside of the boundary, including Cathcart and Wannacommet property. There may be other ways to support housing including the Housing Bank Bill.

Lauren Sinatra, Energy Coordinator there has been ongoing consultation with the Monomoy Civic Association regarding the Wyers Valley solar project, noting that the setbacks have been increased, there has been lab testing for toxic materials, and consideration of extending the lease term. Additionally, there will be payment as mitigation for the removal of scrub oak effecting moth species and that the property is dedicated solely for water supply. The statement that other sites were not assessed is false. Finally, there needs to be additional time to review the facts presented in the electricity section for accuracy.

Barry Rector stated that he will need additional time to refine his comments and will incorporate with the public comment phase and that he shares similar concerns as Holly, Lauren, and Andrew that will need to be addressed prior to approval of a final version of the plan.

Chair Longacre suggests additional feedback from other effected departments.

Director Vorce recommended working with the Monomoy group having comments from Commission members, staff, and other departments be incorporated prior to the opening of a public comment period.

Nat Lowell stated that there needs to be more of a history and that some of the areas are out of the scope.

Franci Neely, of the Monomoy Civic Association, stated that the group worked hard to make the plan substantive and accurate and requests that the opinions of the people of Monomoy not be silenced and that areas of the island are all interconnected.

Director Vorce clarified that the group is not trying to silence anyone, that it needs to be open and clear what portions of the plan the Commission does not support.

Matthew Westfall, of the Monomoy Civic Association, said the goal was how to articulate a vision for the Monomoy plan, and that a survey was conducted. He stated that the area is more diverse than what may be perceived. Mr. Westfall expressed disagreement with portions of the plan being out of the scope.

Seth Engelbourg suggested that some of the out of scope and out of boundary issues be included with the Master Plan, but not specific to one area.

Transportation Manager Update

- **NRTA-TIP Amendment**
Continue to October

- **Lover's Lane Update**

Patrick Reed, Transportation Program Manager, provided the Commission with an update on the prokect. There is progress with design and has been a coordinate comment session with the

consultant. The paved portion and side path fall within the roadway layout except where the existing path is within the conservation area. The Town is looking at drainage improvements and will be looking at speed mitigation in the future. Additionally, there has been significant increases to the estimated project costs.

Joe Topham asked whether there was thought to clear out some of the brush between the path and the road and would there be any widening or paving of Ticcoma or Rugged.

Mr. Reed said some clearing is anticipated for paving, but the intent is to maintain what greenery that can be maintained. Paving of Ticcoma and Rugged can be talked about as the project advances but the project costs have already significantly increased so that will need to be considered.

Director Vorce clarified that it is not likely Ticcoma Way will be extended through the forest at any point in the future, Rugged Road may be improved at a later time as it is still a private road.

Nat Lowell stated that this width is the same as the Boulevard and that there will be a need for speed bumps/speed mitigation. He added that the improvements need to be done, but must be thoughtfully done.

Bert Johnson, spoke on behalf of Camp Richard Association, and stated that he would request screening along that side of the path to protect the camp.

- **Update of grant applications**

- Wauwinet Bike Path

Mr. Reed provided the Commission with an update that he has been working with Federal Highway to set expectations, and that it's in the design phase. Because of the structure in which the awards were originally applied for, Federal Highway Divisions of Lands Management will be managing the project with plenty of opportunity for public input throughout the design process.

- Safe Streets & Roads

Mr. Reed explained to the Commission that he's working with Franklin and MV Commission to be more competitive in the grant application process. Looking to bring forward an action plan to increase safety.

- **Sherburne Turnpike**

Mr. Reed provided an update about the triangle intersection with Cliff Road, stating that it's not ideal from a safety perspective, particularly when there is high pedestrian and bicycle activity. The common solution would be "T"ing the intersection, but there may be some design challenges with the left turn visibility, an engineer would need to take a look at this and perform site distance studies. Additionally, there is interest in installing a sidewalk extending to Highland Ave. Mr. Reed asked where the spot improvements should be prioritized and where the funding would come from.

Other Business

- Upcoming meeting dates:
 - Monday, September 19th at 5pm via Zoom
 - Monday, October 24th at 5pm via Zoom

Adjournment

Nat Lowell moved to adjourn the August 22, 2022 NP&EDC meeting. The motion was duly seconded by John Trudel and the motion carried UNANIMOUSLY.

Meeting adjourned at 7:03pm

Submitted by:
Megan Trudel