Nantucket Planning Board

**The Planning Board meeting will be audio and video recorded*

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), John Trudel (Absent), III, Nat Lowell, and Barry Rector

Alternates: Stephen Welch, Abby De Molina (Absent) and John Kitchner

Staff: Leslie Snell (Director of Planning), Meg Trudel (Senior Planner), William Saad (Land Use Specialist) and Catherine Ancero (PLUS Administrative Specialist)

PLANNING BOARD APPROVED MINUTES
09-26-2023

(*Subject to change*)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

***The complete text, plans, application, or other material relative to each agenda item are available for inspection digitally. Email requests may be sent to mtrudel@nantucket-ma.gov ***

****Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the below link to register for Zoom participation. Contact mtrudel@nantucket-ma.gov with any questions. ****

Zoom Link:

https://us06web.zoom.us/j/84187534074?pwd=9vyWqwjtwdbFadK0a1zsGoUJ5LShHq.1

I. **Call to order:**
Chair Iverson called the meeting to order at 11:05am.

Roll Call of those participating:

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Topham *Aye*
Nat Lowell *Aye*
Chair Iverson *Aye*

Alternates:
John Kitchner *Aye*
Stephen Welch *Aye*

Staff:
Leslie Snell *Aye*
Megan Trudel *Aye*
Catherine Ancero *Aye*
Billy Saad *Aye*

Chair Iverson read a prepared statement in accordance with Governor Baker's March 21, 2020, order regarding open meeting law, which outlines how the meeting is conducted via remote participation and states the ground rules for any discussion.

This meeting will not feature public comments. This meeting is only a preliminary discussion with the Board. There will be public participation at a future meeting.

II. Approval of the agenda:
Mr. Rector moved to approve the agenda. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 4-0.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Topham *Aye*
Nat Lowell *Aye*
Chair Iverson *Aye*

III. Review of Motions and Draft Comments for Special Town Meeting 2023 Warrant Articles:
Mrs. Snell briefly summarized all the motions and comments to Articles two and Article five.
Chair Iverson questioned if need to vote on this. Mrs. Snell stated that yes please vote to include that in the warrant as your comment.

Motion/Vote: Vice-Chair Topham moved to approve the draft comments for the Special Town Meeting. The motion was duly seconded by Mr. Trudel and the motion was carried unanimously.

Vote taken by Roll Call:
Vice-Chair Topham *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Chair Iverson *Aye*

Mrs. Snell stated that staff had not prepared a comment for Article 5 because it was straightforward. However, she suggested that if the Board would like to comment, they could.

Motion/Vote: Mr. Rector moved to adopt the article as now submitted to the Special Town meeting. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Topham *Aye*
Chair Iverson *Aye*

Mrs. Snell pointed out that the Board had voted to send Article 1 to the Finance Committee. Mrs. Snell mentioned that a minor change was made to their suggestion, and she had reviewed it with the Chair. The original language related to the certificate of occupancy didn't necessarily capture the

Board's intent because there were structures that do not have certificate of occupancy and are not eligible for them because they were built before the enactment of the State Building Code. Therefore Mrs. Snell modified the language to address these units without changing the original intent of the vote but clarifying eligibility criteria. Chair Iverson asked if this modified language was in their packet. Mrs. Snell said no but could be sent separately since it was time sensitive and needed to go to the Finance Committee.

IV. <u>Master Plan Discussion:</u>

Mrs. Snell briefly discussed the need to update the Master Plan, which hasn't been revised since 2009. Staff has been working on implementing parts of the plan, however the process was delayed due to the COVID and the delayed decennial census. Mrs. Snell stated that funding was available for the updates and that Judy Barrett of Barrett Consulting, who is familiar with Nantucket community and demographics was considered a suitable consultant for the project. The plan includes various tasks like mobilizing meetings, reviewing prior plans, conducting assessments, identifying planning issues, community engagement and submitting final plans. Mr. Rector stated that community engagement is a significant focus to ensure input from everyone involved. Chair Iverson questioned the need for approval from the Select Board regarding funding. Mrs. Snell stated that the Select Board would vote on the contract not the services themselves. Mr. Lowell and Mr. Rector expressed support for the engagement of Judy Barrett due to her experience with Nantucket. Mr. Rector commented that the multilingual survey will be helpful as well. Mr. Kitchener will provide his comments in the next few days. Chair Iverson suggested moving forward with voting on the scope of services and seeking Select Board approval.

Motion/Vote: Mr. Rector moved to endorse whatever contract necessary to carry this forward and work with concepts that have been put forward to us today to the next generation of the master plan. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Topham *Aye*
Chair Iverson *Aye*

V. <u>Discussion of Annual Town Meeting 2024 Planning Board Sponsored Warrant Article Concepts:</u>

Mrs. Snell provided an overview of the 2024 ATM sponsored warrant article concepts. She stated that not all these concepts would necessarily make it onto the warrant as they are ideas that have moved forward from prior years, with some being newly proposed for this year. All these concepts are directly tied to the implementation of the master plan or are addressing issues that have come up over the past years. Mrs. Snell briefly reviewed some of the specific 2024 ATM warrant article concepts.

XII. <u>Adjournment:</u>

Mr. Rector made a motion to adjourn the meeting at 11:41AM. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 5-0.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Vice-Chair Topham *Aye*
Nat Lowell *Aye*
Chair Iverson *Aye*

Respectfully submitted by: Catherine Ancero