Nantucket Planning Board

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

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

Alternates: Stephen Welch, Abby De Molina and John Kitchener

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

PLANNING BOARD APPROVED MINUTES
12-11-2023
(*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 wsaad@nantucket-ma.gov and cancero@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. ****

Webinar Registration Link:
https://us06web.zoom.us/webinar/register/WN_gZ7ZEreRQoqOFsD5RUM-Nw#/registration
To view the meeting only, see link below:
https://www.youtube.com/watch?v=PpuczNTBvUM

I. Call to order:
Chair Iverson called the meeting to order at 4:04pm.

Roll Call of those participating:

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

Alternates:
John Kitchner *Aye*
Stephen Welch *Aye*
Abby De Molina *Aye*

Staff:
Megan Trudel *Aye*
Billy Saad *Aye*
Catherine Ancero *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.

II. Approval of the agenda:

Mr. Trudel moved to approve the agenda. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

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

III. Minutes:

- **November 13, 2023**
- **November 20, 2023, Special Meeting**

Voting: (Chair) Iverson, (Vice-Chair) Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Discussion: None

Motion/Vote: Mr. Rector moved to approve the set of minutes listed above. The motion was duly seconded by Mr. Lowell and was carried unanimously with a vote of 5-0.

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

IV. WPI Student Presentation – SolSmart Zoning Review

Documentation: File with associated plans, photos and required documentation
Representing: Lauren Sinatra, Energy Coordinator for the Town of Nantucket, Grace Phillips (WPI Student), Alana Reid (WPI Student), Daniel Brower (WPI Student), and Brendan Fainer (WPI Student)
Discussion: Lauren Sinatra, the Energy Coordinator for the Town introduced students from WPI working on a project to designate Nantucket as the first municipality on the islands to achieve the National SolSmart designation. The goal is to attain silver status and the students presented a zoning review conducted for Nantucket Bylaws. The WPI students highlighted Nantucket's achievements in solar installations and the Town's commitment to facilitating solar development. The WPI students provided recommendations for improvement and the Town is on track to achieve silver designation by early 2024. The Board members appreciated the presentation, acknowledged Nantucket's solar leadership, and discussed potential flexibility with SolSmart criteria.

Motion/Vote: Mr. Rector made a motion to instruct staff to send a personalized letter of thanks to each of the students for their work and guidance and have the chair sign the letter, duly seconded by Vice-Chair Topham.

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

Chair Iverson *Aye*

The Board expressed gratitude for the efforts in promoting solar energy on the island.

V. Secondary Dwellings:

- **BWANNA LLC – 14 Correia Lane**
- **Connolly Realty Trust – 150 Surfside Road**
- **43 Fairgrounds Rd LLC – 43 Fairgrounds Road**
- **Rita Nakarmi & Preetam M. Dangol – 5 Dennis Drive**
- **Jess & Nick Torres – 108 Surfside (portion of)**
- **Crib, LLC – 12 Nobska Way (Lot D)**
- **Crib, LLC – 12 Nobska Way (Lot F)**
- **Matthew & Alison Smith Trs. – 232 Madaket Road**

VI. Garage Apartments:

- **O' Spray, LLC – 25 Willard Street**

VII. Tertiary Dwellings:

- **Toni L. & John E. Ward & – 44 Monohansett Road**

Voting: (Chair) Iverson, (Vice-Chair) Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Discussion: Mr. Saad acknowledged the need to address two applications concerning 12 Nobska Way, the requirement to add a condition for additional relief from the ZBA. Once this condition is added it was agreed that the applications could proceed without further impediment. Aside from this specific condition the applications could be treated as consent items allowing the process to continue smoothly.

Motion/Vote: Mr. Rector moved to approve all the second dwellings, garage apartments and tertiary dwellings listed above per staff recommendations with the additional condition added to both applications for 12 Nobska Way. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

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

VIII. ANRs:

- **Catherine Dean Schulman, Trustee of the Carol W. Dean Revocable Trust – 48 West Miacomet Road**
- **14 Tripp Drive LLC – 14 Tripp Drive** ***SEE PUBLIC HEARING***
- **Dennis Wellner – 8 Walsh Street**
- **Shawn E. Davis – 11 Equator Drive**
- **Steven L. Cohen, Trustee Area 51 Trust – 51 West Miacomet Road**
- **Margaret G. Feindel, Trustee Feindel Nominee Trust – 55 Fairgrounds Road**
- **Paul Raymond Senecal, Trustee of the PRS Nominee Trust – 9 Cherry Street**
- **Sleepyhollow Island Realty LLC (Unit 1) – 12 Sleepy Hollow Road & Mikhail Stepanov, (Unit 2) - 74 Somerset Road**
- **The Brant RE, LLC & BPC 4 Dolphin Court, LLC – 4 Dolphin Court, 6 & 8 North Beach Street**

- **Priscilla M. G. Mleczko & Thomas A. Mleczko, Priscilla M. Mleczko & Priscilla M. G. Mleczko & Thomas A. Mleczko, Trustees – 1, 3 & 5 Hinckley Lane**
- **NIR Retail LLC – New Whale Lane (Portion of)**

Voting: (Chair) Iverson, (Vice-Chair) Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Discussion: None

Motion/Vote: Mr. Rector moved to approve all the ANR applications listed above, except for 14 Tripp Drive, which has been continued in accordance with the recommendation outlined in the staff report. The motion was duly seconded by Mr. Trudel, and it was carried unanimously with a vote of 5-0.

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

IX. Previous Plans:

- **#7887 White Elephant Village,** *Form J (Lots 4-15 on Plan No. 2017-87)*

Voting: (Chair) Iverson, (Vice-Chair) Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Discussion: The Form J had been previously endorsed by the Board, but due to Covid situation it was not recorded and got lost in the process.

Motion/Vote: Mr. Rector moved to endorse the Form J. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

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

- **PLSP-2023-10-0262 Procaccianti Group, LLC –** *Release of escrow $2,662.07*

Motion/Vote: Vice-Chair Topham moved to approve the release of the escrow in the amount of $2,662.07. The motion was duly seconded by Mr. Rector, and it was carried unanimously with a vote of 5-0.

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

X. Public Hearings (Applications):

- **Daniel Gault – 12 Essex Road,** *action deadline 03-31-2024*

CONTINUE TO 01-08-2024

• **Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust – 8 Walbang Avenue,** *action deadline 02-08-2024,*
CONTINUE TO 01-08-2024

• **John J. Calnan, Trustee, John J. Calnan 2015 Trust - 21 Brewster Road,** *action deadline 01-31-2024*
CONTINE TO 01-08-2024

• **ACKREIT 1865 LLC– 9 Hinsdale Road,** *action deadline 02-08-2024*
CONTINE TO 01-08-2024

• **14 Tripp Drive LLC – 14 Tripp Drive,** *action deadline 01-14-2024*
ANR: 14 Tripp Drive LLC – 14 Tripp Drive
CONTINE TO 01-08-2024

Motion/Vote: Mr. Rector moved to approve the continuance of the applications listed above. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 5-0.

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

• **Island Orange Group, LP – 129 Orange Street,** *action deadline 02-08-2024*
Voting: (Chair) John Trudel (Absent), Acting-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
Alternates: Stephen Welch, Carl Borchert and Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Dan Mulloy, Surveyor
Discussion: Mr. Mulloy gave a gave a brief overview of the application, which addressed issues related to deliveries. The proposal involves adding a loading bay adjacent to the existing external loading bay. The proposed loading bay extension would facilitate trucks to back out safely while unloading. There was a brief discussion of site improvements, including documents related to sidewalk enhancements and the installation of bike racks on the road. The Conservation Commission reviewed and approved already. There were comments made regarding the interaction of the sidewalk with Orange Street and the suggestion was made to adjust the plan accordingly. Chair opened the floor to the public. There are no public comments.

Motion/Vote: Mr. Rector moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

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

Motion/Vote: Vice-Chair Topham moved to approve the applications with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

Vote taken by Roll Call:
Vice-Chair Topham *Aye*
Barry Rector *Aye*
John Trudel *Aye*

Nat Lowell *Aye*
Chair Iverson *Aye*

- **David Fredericks & Jason Perkins – 31 Old South Road,** *action deadline 02-08-2024*

Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, John Trudel, Barry Rector and John Kitchener
Alternates: Stephen Welch, and Abby De Molina

Recused: Nat Lowell
Documentation: File with associated plans, photos and required documentation
Activated: John Kitchener
Representing: Dan Mulloy, Surveyor
Discussion: Mr. Mulloy gave a gave a brief overview of the application. Mr. Trudel expressed his familiarity with the lot and stated that he has no issues providing year-round housing. Chair Iverson opened the floor to the public. There were no comments.

Motion/Vote: Mr. Rector moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Vice-Chair Topham *Aye*
John Trudel *Aye*
Chair Iverson *Aye*
John Kitchener *Aye*

Motion/Vote: Mr. Trudel moved to approve the applications with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
John Trudel *Aye*
Barry Rector *Aye*
Vice-Chair Topham *Aye*
John Kitchener *Aye*
Chair Iverson *Aye*

- **21 Amelia Drive, LLC – 21 Amelia Drive,** *action deadline 02-08-2024*

Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, John Trudel, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Paul Santos, Surveyor
Discussion: Mr. Santos gave a gave a brief overview of the application. The original permit was granted in August of 2021, which allowed for an MCD Special Permit with a designated gross floor area for office space. The current request seeks to modify the Special Permit to include approximately 1100 square feet of gross floor area for personal services under the use chart definition, employing 4 to 6 people during peak shifts. The amendment also proposes setting aside one dwelling unit for employee occupancy instead of providing two additional parking spaces and requests a waiver for the retail stores and services component specifically for two parking spaces. Due to space constraints, the applicant proposes dedicating one dwelling unit for employee use instead of providing the required parking spaces. The Applicant has submitted a parking summary to support this request. Mr. Rector wanted more details on the nature of the activities involved. Mr. Santos stated that there are various possibilities of falling under personal services such as nail salons or any component not strictly office based. Mrs. Trudel pointed out that the initial MCD decision did not originally include restrictions on apartment units. Chair Iverson opened the floor to the public. There were no public comments.

Motion/Vote: Mr. Trudel moved to close the public hearing. The motion was duly seconded by Mr. Lowell and was carried unanimously with a vote of 5-0.

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

Mrs. Trudel pointed out that the initial MCD decision did not originally include restrictions on apartment units.

Motion/Vote: Mr. Trudel moved to approve the staff recommendations and conditions outlined in the staff report and adding a condition to restrict the designated unit for year-round employee housing. The motion was duly seconded by Mr. Lowell and was carried unanimously with a vote of 5-0.

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

- **Island Gas, LLC - 11 Industry Road,** *action deadline 02-08-2024*
  Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, John Trudel, Barry Rector and Stephen Welch
  Alternates: Abby De Molina and John Kitchener
  Recused: Nat Lowell
  Documentation: File with associated plans, photos and required documentation
  Activated: Stephen Welch
  Representing: Dan Mulloy, Surveyor
  Discussion: Mr. Mulloy gave a gave a brief overview of the application. The applicant is seeking an amendment to propose a duplex for inclusionary housing designated for employee use only. Originally planning for two apartments, however, adjusted to a duplex following a recent zoning change. The duplex would be in the southern corner of the property, utilizing an existing driveway for parking and access. Mr. Trudel expressed concerns about water testing due to the proximity of the airport. The response was that there was no such requirement because it is Town water. Mr. Welch questioned if the Fire Department had reviewed the plan. The Applicant reassured the Board that all safety requirements had been considered. Chair Iverson opened the floor to the public. There were no public comments.

Motion/Vote: Mr. Rector moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Vice-Chair Topham *Aye*
John Trudel *Aye*
Stephen Welch *Aye*
Chair Iverson *Aye*

Motion/Vote: Mr. Rector moved to approve the applications with the findings and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Topham *Aye*
John Trudel *Aye*
Stephen Welch *Aye*
Chair Iverson *Aye*

- **Salvador A. Aguilar-Portilla & Mayra E. Escobar – 72 Cato Lane,** *action deadline 03-30-2024*
Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: John Trudel
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Dan Mulloy, Surveyor
Discussion: Mr. Mulloy gave a gave a brief overview of the application. A two-lot subdivision. Both lots have access to water and sewers, eliminating the need for septic systems or wells. Mr. Mulloy reviewed the staff report and there were no objections. Chair Iverson opened the floor to the public. There were no public comments.

Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 4-0.

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

Chair Iverson stated that the application would be revisited in the next month for approval based on the Board's pleasure.

Motion/Vote: Vice-Chair Topham moved to approve the applications with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously with a vote of 4-0.

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

- **Abcet LLC – 58 Baxter Road,** *action deadline 02-08-2024*
Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, John Trudel, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Carl Borchert and Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade and Applicant Will Stephens
Discussion: Attorney Reade gave a gave a brief overview of the application. Attorney Reade stated that they are trying to get cars off the street, which is everybody's best interest. Attorney Reade stated that they submitted a revised plan as of Friday and were not sure if it got distributed to the Board. Chair Iverson questioned the vegetation. Mr. Stephen stated that there is a good amount of vegetation. Mr. Trudel questioned the intent of whether there will be another building in the future. Attorney Reade stated that there are no plans at this time and don't anticipate any in the foreseeable future to build another dwelling on that lot. Vice-Chair Topham suggested including in the findings that says that the vegetation along the street would remain until a new

application came in or something along those lines. Attorney Reade has no issue with the suggestion. Chair Iverson opened the floor to the public. There were no public comments.

Motion/Vote: Vice-Chair Topham moved to close the public hearing. The motion was duly seconded by Mr. Rector and was carried unanimously with a vote of 5-0.

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

John Trudel *Aye*
Chair Iverson *Aye*

Motion/Vote: Mr. Rector moved to approve the applications with the findings and conditions outlined in the staff report with the additional condition of maintaining the screening along the street until a new application is submitted. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously with a vote of 5-0.

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

- **Nantucket Airport Commission, Town of Nantucket – 10 Sun Island Road,** *action deadline 02-08-2024*
Voting: (Chair) David Iverson, Vice-Chair Joseph Topham, Nat Lowell, and John Trudel
Alternates: Abby De Molina
Recused: Mr. Rector and Stephen Welch
Documentation: File with associated plans, photos and required documentation
Activated: John Kitchener
Representing: Attorney Rick Beaudette and Ryan Maxwell from Bracken Engineering.
Discussion: Mr. Rector announced his decision to recuse himself from the discussion due to his involvement with the Capital Program Committee. Stephen Welch recused for the same reason as Mr. Rector. Vice-Chair Topham disclosed a potential conflict of interest by mentioning that his mother and brother work for the organization in question, however he has no discussions about the matter and has no personal gain from it. Vice-Chair Topham expressed his intention to remain involved in the discussion and appreciate the openness and clarification of his position on the matter. The proposed structure includes nine bedrooms in two dwelling units. Parking provisions were outlined, and two waivers were requested, one for additional driveway access and the other for a wider radius at the intersection. The 22-foot-wide driveway was seen as a potential future roadway for additional housing. Board members expressed support for the project, citing its positive impact on employee housing needs and emphasizing the potential for more such developments in the future. There were concerns about the size of the unit with a suggestion for a smaller unit to accommodate season variations in staff. Chair Iverson opened the floor to the public. Lisa Ruggiano, the owner of 14 Park Circle expressed concerns about the size of the housing project being developed in Park Circle which has grown significantly larger than originally proposed to residents in May. Ms. Ruggiano raised issues about the impact on the bike path due to the expanded size of the driveway and questions about the overall scope of the project. Ms. Ruggiano also expressed concerns about traffic on Nobadeer Farm Road stating that the area already experiences heavy traffic especially in the summer. Ms. Ruggiano stated that there is a discrepancy in the number of parking spaces (nine) compared to the proposed 18 residents. Chair Iverson stated that his understanding is that there are 18 people, nine parking spaces and in the Management Plan they are not allowing anyone to park their car there unless they have permission. Attorney Beaudette explained that the limit of 18 persons for neighborhood employee housing is based on the Zoning Bylaw. Attorney Beaudette addressed traffic concerns. Attorney Beaudette stated that half of the employees use bikes. Ms. Ruggiano questioned the impact of widening the driveway on vegetation,

particularly trees behind her property and expressed concerns about potential tree removal considering previous assurance of minimal impact. Attorney Beaudette stated that the impact on trees would depend on the specific plan for widening the road but assured Ms. Ruggiano that the current proposal aims to minimize tree removal. Philip Cox, the Owner Project Management representative for the Airport stated that they made adjustment to addressed concerns raised by Park Circle residents. Mr. Cox stated that the dormitory was planned on the South side of the driveway but was moved to the North side due to safety concerns and the limit of disturbance remained consistent with the original plans. Mr. Cox stated that they are committed to being good neighbors by incorporating more screening. Attorney Beaudette stated that they received environmental approval for MISA and MEPPA.

Motion/Vote: Mr. Trudel moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 5-0.

Vote taken by Roll Call:
John Trudel *Aye*
Vice-Chair Topham *Aye*
Nat Lowell *Aye*
John Kitchener *Aye*
Chair Iverson *Aye*

Chair Iverson questioned if Ed Pesce had an opportunity to review the application. Mrs. Trudel stated that this type of application is not something that Mr. Pesce would typically review if they were to come back with some sort of subdivision or maybe more extensive in the future that he would review it at that point.

Motion/Vote: Mr. Trudel moved to approve the applications with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and was carried unanimously with a vote of 5-0.

Vote taken by Roll Call:
John Trudel *Aye*
Nat Lowell *Aye*
John Kitchener *Aye*
Vice-Chair Topham *Aye*
Chair Iverson *Aye*

XI. Other Business:

- **NP&EDC – Enabling legislation, Planning Board membership composition discussion.**

Chair Iverson expressed his intention to thank the Board for their discussions about membership and terms. There was a disagreement among the Board members regarding the inclusion of this topic on the agenda. Mr. Rector and Mr. Trudel felt that it would be more appropriate to have a comprehensive discussion with all commissioners present at the NP&EDC meeting rather than making decisions or conclusions independently. Chair Iverson acknowledged their concerns and suggested tabling the discussion for a later time allowing for a more inclusive and comprehensive conversation. Mr. Trudel and Vice-Chair Topham supported this approach, agreeing that the NP&EDC meeting provided a suitable platform for a broader discussion. Mr. Lowell stated that the previous NP&EDC meeting had been productive with a thorough examination of the membership makeup and its implications. Chair Iverson recognized the consensus among the Board members and expressed a willingness to defer the discussion.

- **Planning Board regular meeting – Monday, January 8, 2024, at 4PM via Zoom**

XII. Public Comment *for items not listed on the agenda*

There were no public comments.

XIII. <u>Adjournment</u>:

Mr. Rector moved to adjourn the meeting at 5:42PM. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>

John Trudel *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Vice-Chair Topham *Aye*
Chair Iverson *Aye*

Submitted by Catherine Ancero