NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

Nantucket Planning & Economic Development Commission APPROVED Minutes
Remote Participation via Zoom Webinar
June 24, 2024 @ 5:00PM

Commissioners: Chair Barry Rector, Vice-Chair Nat Lowell, Mary Longacre, Bert Johnson, Seth Engelbourg, Joseph Topham, Dave Iverson, John Kitchener, Wendy Hudson, Kristina Jelleme, and Dawn Hill Holdgate

Staff: Leslie Snell, Director of Planning, Megan Trudel, Senior Planner, Michael Burns, Transportation Program Manager and Catherine Ancero, Administrative Specialist

NP & EDC APPROVED MINTUES 06-24-2024

I. Call to Order:

Acting-Chair Lowell called the meeting to order at 5:02pm.

II. Establishment of Quorum:

In Attendance:

Commissioners:

Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Bert Johnson *(Absent)*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Barry Rector *(Absent)*
Dave Iverson *Aye (remote participation)*
Acting-Chair Nat Lowell *Aye*

Staff:

Leslie Snell, Director of Planning *Aye*
Megan Trudel, Senior Planner *Aye*
Michael Burns, Transportation Program Manager *Aye*

III. Approval of Agenda:

Motion/Vote: Ms. Holdgate made a motion to approve the agenda and the motion was duly seconded by Mr. Topham and the motion was carried unanimously.

Mrs. Snell stated that item C on the agenda regarding "ongoing legislation discussion, enabling legislation", would be postponed due to Mr. Rector not being present at tonight's meeting.

The Board accepted the modification to the agenda.

Vote taken by Roll Call:
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

IV. Public Comment for items not included on the agenda:

Hillary Rayport: Ms. Rayport is before the Commissioners to discuss the enabling legislation, invited by Mrs. Snell. Ms. Rayport mentioned that the bill is back on the warrant for the Special Town Meeting with the warrant closing before the Commission's next meeting. Ms. Rayport reiterated the importance of having more elected members and providing a direct path for people passionate about long-term planning to serve on the Commission without needing to go through other Boards. Ms. Rayport expressed concerns that the current direction of the Commissioners does not create this path and lacks a voting member chosen by a Preservation Planning Group. Ms. Rayport stated that she received strong support for her ideas, receiving 211 signatures to put the issue back on the warrant and asked for these ideas to be seriously considered and discussed with her. Acting-Chair Lowell recognized the need for a detailed discussion on elected versus appointed members, however it couldn't be addressed at tonight's meeting. Chair Lowell acknowledged Ms. Rayport's points and invited her to participate in future meetings. **Campbell Sutton (*Remote participation*):** Ms. Sutton questioned the appropriate time to make a public comment during the appointment process or if it should be done during the public comment segment of the meeting. Acting-Chair Lowell clarified that Ms. Sutton could comment during the specific discussion on the appointments while the current segment was reserved for comments on topics not on the agenda. Ms. Sutton appreciated the previous discussion and expressed the importance of adapting to change, urging the Commissioners to challenge themselves to be more inclusive and less adversarial in their approach to governance.

V. Minutes

A. May 20, 2024

Motion/Vote: Mr. Engelbourg made a motion to approve the May 20th set of minutes as drafted and the motion was duly seconded by Mr. Iverson and the motion was carried unanimously.
Vote taken by Roll Call:
Dave Iverson *Aye*

Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

VI. Transportation Action/Discussion Items:

A. FFY 2024-28 Transportation Improvement Program (TIP) – Authorize a 21-day public review period for Amendment #4 to add Operations funding to the FFY 2024 Transit Program.

Representing: Mike Burns, NP&EDC Transportation Program Manager
Discussion: Mr. Burns discussed the approval of a 21-day public review period for the fourth amendment to the Federal Fiscal Year (FFY) 2024 Transit Program, specifically the Transportation Improvement Program (TIP). Mr. Burns explained that the amendment impacts the operating budget for the Nantucket Regional Transit Authority (NRTA). $68,000 was allocated for operating expenses, however this amendment requests an additional $1.2 million for the Nantucket Regional Transit Authority (NRTA) operating expenses categorized into different types. Mr. Burns asked the Commissioners to authorize a public review period from June 28 to July 22, 2024, to seek public comments on the amendment. It was agreed to have the meeting on July 22, 2024, at 5PM. Staff will work with the communication team to advertise the amendment and seek public comments through the Zen City website.

Motion/Vote: Ms. Hudson made a motion to approve the 21-day public review period and hold a meeting on July 22, 2024, at 5pm. The motion was duly seconded by Mr. Topham and the motion was carried unanimously.

Vote taken by Roll Call:
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

B. FFY25 Unified Planning Work Program (UPWP) – Close 21-day public review period and approve draft UPWP.

Representing: Mike Burns, NP&EDC Transportation Program Manager
Discussion: Mr. Burns stated that the Unified Planning Work Program (UPWP) outlines the program tasks and transportation planning activities for the fiscal year which includes a budget of $330,000. This budget covers various planning activities such as strategies to limit single-occupancy vehicle use, development of a traffic model for the islands and ongoing tasks like Safety Action Plan, parking management, complete streets activities and there's a variety of implementation activities that

are ongoing that include Grant Management, Federal grants. Public comments on the draft UPWP were minimal with three comments received, two positive and one negative, however the negative comment appeared to be an error. The public review period ran from the end of May to the meeting on June 24th with participation solicited through the Zen City website. The Commissioners agreed on the need for sustainable funding mechanism to continue these programs with suggestions to explore various funding sources including potential state funding. Mr. Engelbourg stated that single-occupancy vehicle use has been a success of ongoing projects like battery electric buses and fare-free services. Mr. Engelbourg said that these changes are some of the best initiatives in the island's history. Mr. Engelbourg urges to make the pilot program a permanent solution and in hopes that it operates year-round on all routes. There was a brief discussion by the Commissioners of potential funding mechanism, including the possibility of paid parking, state funding, and climate change grants. The Commissioners agreed on the importance of making the pilot program a permanent fixture and suggested inviting an expert, Gary, to provide detailed insights in the next meeting.

Motion/Vote: Ms. Hudson moved to close the 21-day public review period and approve the FFY 2025 Unified Planning Work Program. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Vote taken by Roll Call:
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

Mr. Burns updated the Commissioners about a public meeting on the Massachusetts Capital Investment Plan scheduled for Thursday at 4PM. Mr. Burns provided the registration link (mass.gov/CIP), and the meeting would cover statewide investments, including bridges and the NBTA.

VIII. Other Action/Discussion Items:

A. Update/Discussion - NOAA North Atlantic Right Whale Vessel Strike Reduction Rule

Discussion: Mrs. Snell updated the Commissioners on the progress of the right whale vessel strike reduction rule, mentioning multiple meetings and consultations. Mrs. Snell said that she is working on an economic impact report with the Town Administration and their consultants. A contract for this report is on the Select Board's agenda and may have more detailed information by the end of August. There's a possibility of a delay in the rule's implementation and that there are various local authorities and consultants involved.

B. Articles of Planning Concern - Warrant Articles for 2024 STM

The Commissioners discussed five citizen petition articles. These articles, which do not include any zoning articles handled by the Planning Board, are primarily focused on short-term rentals. The Select Board has formed a subcommittee to find a compromise among the three citizen petitions regarding this matter.

- **44 Skyline**, support for sewer extension due to ongoing work and public health benefits.

  Motion/Vote: Mr. Kitchener made a motion to support the sewer extension for 44 Skyline. The motion was duly seconded by Mr. Topham and the motion was 7-1 with Mr. Iverson opposed and Ms. Holdgate abstained.

  <u>Vote taken by Roll Call:</u>
  Dave Iverson *Nay*
  Joseph Topham *Aye*
  John Kitchener *Aye*
  Seth Engelbourg *Aye*
  Mary Longacre *Aye*
  Kristina Jelleme *Aye*
  Wendy Hudson *Aye*
  Dawn Hill Holdgate *(Abstained)*
  Acting-Chair Nat Lowell *Aye*

- **42 Monohansett,** support for sewer extension related to a religious institution.

  Motion/Vote: Mr. Kitchener made a motion to support the sewer extension for 42 Monohansett. The motion was duly seconded by Mr. Engelbourg and the motion was 7-1 with Mr. Iverson opposed and Ms. Holdgate abstained.

  <u>Vote taken by Roll Call:</u>
  Dave Iverson *Nay*
  Joseph Topham *Aye*
  John Kitchener *Aye*
  Seth Engelbourg *Aye*
  Mary Longacre *Aye*
  Kristina Jelleme *Aye*
  Wendy Hudson *Aye*
  Dawn Hill Holdgate *(Abstained)*
  Acting-Chair Nat Lowell *Aye*

- **The ACT to amend B Legislation**, discussion on a minor change. The amendment was to reintroduce an article that had not been supported in the past.

  Discussion: Hillary Rayport explained that she put this back on the warrant to give voters another chance to show stronger support as the State wanted more definitive support before acting. Ms. Rayport addressed the need for term limits, proposing the term limits to nine consecutive years instead of a strict nine-year limit, requiring members to take a year off after nine years. Some of the Commissioners expressed support for the change in term limits. The pros and cons of elected versus appointed members, concerns were raised about the potential difficulty of finding candidates willing to run for election and the importance of maintaining experience Board members while making sure that the public and State support the proposed changes. Ms. Rayport expressed a way to find a balanced approach to change that includes public input, respects experienced members, and addresses both the immediate and future needs of the community. The nine-year term limit was compared to the Cultural Council's six-year term limit. There was a suggestion of reducing the number of appointments. A recommendation was put on the floor to take no immediate action on the proposed changes. Ms. Holdgate suggested scheduling a workshop to discuss and find common ground between the proponents of this article and the NP&EDC. Ms. Holdgate expressed the importance of doing it right the first time, however, knows that changes could be made in the future if the initial adjustments do not work as intended. There was mentioned the challenges of home rule petitions at the state level. Ms. Longacre argued that having appointed positions allows for more democratic and diverse participation since anyone can apply, whereas running for an elected position requires voters to spend time and money, limiting the pool of candidates. Ms. Longacre also mentioned that there has never been a high number of applicants for an at-large seat, suggesting that requiring elections could hinder the Commission's function. Mr. Engelbourg suggested that a motion should be made to organize a meeting before a Special Town Meeting to show good faith in progressing with their work. The goal is to review and finalize the current work before collaborating with other groups. There were concerns about meeting deadlines and making sure that the final product is ready before the Special Town Meeting. Mrs. Snell expressed the need for a collaborative approach, the importance of completing current work before engaging in further discussions and the scheduling of a workshop to coordinate all parties before the Annual Town Meeting.

Motion/Vote: Ms. Holdgate made a motion to take no action on the article and to schedule a workshop meeting before the Special Town Meeting. The motion was duly seconded by Mr. Topham and the motion was carried unanimously.

Vote taken by Roll Call:
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

- **81 Washington Street**, support for sewer extensions. Concerns about the Select Board purchasing a building to retain senior services which maybe a conflict with planning concerns about coastal resiliency and roadway improvements.

  Discussion: There was confusion about the ownership of the building versus the land. The Nantucket Cottage Hospital owns the building however they have issues with maintenance. The plan is to possibly relocate the building to the current or future Island Home site. The Town will be making a significant financial request at the Annual Town Meeting for the construction of a new healthcare facility which will impact future plans. The land at 81 Washington Street is part of broader plans for increasing resiliency and potentially addressing transportation issues. The long-term plan is for the Town to own the building with contingencies that senior programming continues until an alternate location is found.

  Motion/Vote: Ms. Holdgate made a motion to take no action on the article and suggested that Town Administration and the Select Board work with the Nantucket Cottage Hospital to achieve the same goal without the need for Town meeting approval. The motion was duly seconded by Mr. Topham and the motion was carried unanimously.

<u>Vote taken by Roll Call:</u>
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Chair Nat Lowell *Aye*

- **13 & 13A Woodland Drive,** support for sewer extension due to ongoing work and public health benefits.

Mrs. Snell recused from this discussion.

Discussion: There was a brief discussion regarding the contamination issues in the Woodland area like 44 Skyline Drive. Some of the Commissioners expressed concerns about the potential increase in density and development if the areas were added to the sewer district. Mr. Engelbourg stated the importance of consistent recommendations for properties in the same area with the same zoning and public recharge concerns. Mr. Engelbourg expressed that supporting one and not the other could appear arbitrary. There was a suggestion to make a motion to take no action for further review in the neighborhood. Mr. Engelbourg stated that he will withdraw his motion regarding 13 and 13A Woodland Drive and that he had three other motions prepared. The Health Department and Conservation Commission representatives expressed the benefit of connecting contaminated areas to the sewer system, reducing the septic system impacts and protecting water resources.

Motion/Vote: Mr. Engelbourg moved to take no action until the area can be comprehensively studied by the Town. The motion was duly seconded by Ms. Jelleme and the motion was carried 7-1 with Mr. Iverson opposed and Ms. Holdgate abstained.

<u>Vote taken by Roll Call:</u>
Dave Iverson *Nay*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *(Abstained)*
Acting-Chair Nat Lowell *Aye*

Motion/Vote: Second motion. Mr. Engelbourg moved to reconsider the decision on 44 Skyline. The motion was duly seconded by Ms. Hudson and the motion was carried unanimously.

<u>Vote taken by Roll Call:</u>
Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*

Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *(Abstained)*
Acting-Chair Nat Lowell *Aye*

Motion/Vote: Third motion. Mr. Engelbourg made a motion to take no action on 44 Skyline Drive until the area can be comprehensively studied by the Town. The motion was duly seconded by Mr. Topham and the motion was carried 7-1 with Mr. Iverson opposed and Ms. Holdgate abstained.

Vote taken by Roll Call:
Dave Iverson *Nay*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *(Abstained)*
Acting-Chair Nat Lowell *Aye*

C. Ongoing Discussion, Enabling Legislation, *continued*

D. Appointment of At-Large Member (one appointment, 3-year term)

Mrs. Trudel briefly discussed the voting method. In person attendees use paper ballots. Online participants use email to submit their votes. Mrs. Trudel stated that they are trying to be consistent with the Select Board's appointment process.

- **Abby De Molina**
  Candidate Ms. De Molina expressed her reasons for wanting the at large member seat on the NP&EDC, including community involvement and civic service. She is a year-round resident, soon to be a homeowner, professional experience in financial services, holding a master's degree in finance from Boston College. Skills: Accounting, planning, budgeting, forecasting, and project management. Volunteer Experience: Member of the Nantucket Historical Commission, alternate member on the Planning Board, and member of both the Coastal Resiliency Advisory Committee and the Cannabis Advisory Committee. Ms. De Molina expressed the importance of relationships with fellow commissioners, public members, and local organizations. Ms. De Molina stated that she understands the NP&EDC enabling legislation and its interaction with other local government entities. Characteristics: Open-minded, collaborative, and willing to listen and learn before making decisions.

  Comments and or concerns from the Commissioners:
  There were no comments or concerns from the Commissioners.

- **Hillary Hedges Rayport**
  Candidate Ms. Rayport thanked the Board for hearing her application to serve on this Commission. Experience: Ms. Rayport spent the past five years deeply involved in the Planning Commission and understanding regional planning commissions across the

Commonwealth. Authored a white paper and proposed legislation to advance productive discussions within the community. Educational background: graduated with honors from Princeton University, earned an MBA from Harvard Business School, additional training in accounting and project management. Professional background, worked as an investor and in strategic leadership roles in software companies. Skills: skilled in synthesizing information and proposing solutions, engaged in activism to protect historic cobblestone streets, leading to the establishment of a historical commission on Nantucket, successfully integrated preservation methods for cobblestone roads into the sewer plan. Accomplishments: Created the Nantucket Historical Commission. Hired a preservation engineer for cobblestone preservation, influencing local infrastructure projects. Advocates for finding and proposing solutions, discovering overlooked issues, and creating productive friction. Ms. Rayport expressed her desire to work collaboratively with the Commission and her respect for the members. Ms. Rayport expressed her willingness to challenge the Commission in constructive ways to foster progress.

Comments and or concerns from the Commissioners:
Ms. Longacre asked Ms. Rayport about her involvement with the 2019 Nantucket Watch report by the Audre Parker Group. Ms. Rayport stated that she had not been involved or knowledge of the report.

Public Comment: Campbell Sutton advocated to appoint people not currently on other Boards, like Hillary and urged the Commissioner to move past their fears of new members' and seeing the value they can bring.

Appointment Outcome of Vote:
Commission members were instructed to write their names and selections on paper ballots. The votes were counted with five votes for Abby and three votes for Hillary with one abstaining, Ms. Holdgate.

Dave Iverson *Abby De Molina*
Joseph Topham *Abby De Molina*
John Kitchener *Abby De Molina*
Seth Engelbourg *Hillary Hedges Rayport*
Mary Longacre *Abby De Molina*
Kristina Jelleme *Hillary Hedges Rayport*
Wendy Hudson *Hillary Hedges Rayport*
Dawn Hill Holdgate *(Abstained)*
Acting-Chair Nat Lowell *Abby De Molina*

Comment: Acting-Chair Lowell acknowledges and appreciates Ms. Longacre for her service and commitment to the community. Acting-Chair Lowell encouraged Ms. Longacre to continue her involvement with the community. Mr. Iverson concurs with Acting-Chair Lowell's comments.

E. Committee Reports

- Rural Policy Advisory Committee – Wendy Hudson
  Discussed supporting the housing bond bill and planning for more frequent updates.
- Capital Program Committee – Barry Rector
- Affordable Housing Trust – Dave Iverson
- Contract Review Committee of Human Services – Bert Johnson

- Bicycle and Pedestrian Advisory Committee – Joseph Topham
  Excited about the upcoming Mill Hill Park project with the Land Bank. This project will include trails and a pump track.
- Harbor Plan Update Committee -Seth Engelbourg
  Nearing completion with another round of public comments. Draft plan to be shared for public comment in the fall. Final adoption expected within the next year.
- Madaket Area Plan Workgroup Update – Joseph Topham
  Subgroup chairs selected and meetings scheduled. Outlines prepared with details to be filled in over the next few months.
- Others: Steamship Authority – Acting Chair Lowell
  Tentative agreement expected soon, hoping to reduce disruptions from sudden trip cancellations. Introduction of new boats with sea trails planned, possibly starting service in August.

VIII. Other Business

None

IX. Adjournment:

Motion/Vote: Ms. Hudson made a motion to adjourn the meeting at 7:26PM. The motion was duly seconded by Mr. Engelbourg and the motion was carried unanimously.

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

Dave Iverson *Aye*
Joseph Topham *Aye*
John Kitchener *Aye*
Seth Engelbourg *Aye*
Mary Longacre *Aye*
Kristina Jelleme *Aye*
Wendy Hudson *Aye*
Dawn Hill Holdgate *Aye*
Acting-Chair Nat Lowell *Aye*

Submitted By: Catherine Ancero