NP & EDC and PLANNING BOARD MEETING
DRAFT MINUTES OF
11-07-2024

NP & EDC Commissioners: Chair Barry Rector, Vice-Chair Nat Lowell, Brook Mohr, Bert Johnson, Abby De Molina, Joseph Topham, Dave Iverson, John Kitchener, Wendy Hudson, Kristina Jelleme, and Michael Misurelli

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

Staff: Leslie Snell (Director of Planning), Meg Trudel (Senior Planner) ABSENT, Michael Burns, Transportation Program Manager ABSENT, William Saad (Zoning Administrator/Land Use Specialist) ABSENT, and Catherine Ancero (Administrative Specialist) ABSENT

(*Subject to change*)

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

***Material relative to each agenda item, as applicable, is available for inspection digitally. Email requests may be sent to LSnell@nantucket-ma.gov ***

I. Call to order:
Acting Chair Topham (Planning Board) and Chair Rector (NP&EDC) called the meeting to order at 4:36PM

II. Joint Meeting of Chairs and Vice-Chairs of Planning Board, Select Board and Nantucket Planning and Economic Development Committee:

1. **Status of Master Plan:**
Mohr stared that robust public engagement is needed. Town Manager Libby Gibson discussed the budget and finding additional funding sources to amend the Barrett Planning Group contract. David Iverson brought up the Strong Towns speaking engagement that may be arranged to kick off the public engagement, and a potential partnership with ReMain. Matt Fee also supported additional public engagement; Mohr echoed that sentiment. Nat Lowell discussed the importance of including the build out analysis and some explanation about zoning because a lot of people don't understand it. Mohr stated that property owners generally don't want to give up their rights, so coming up with strategies to make changes before the property owners are in the position of giving something up. Some discussion occurred about area plans and how to incorporate their recommendations.

2. **Discussion: Coordination of Master Plan with Select Board Strategic Plan:**
Mohr asked if Barrett Planning Group was intending to "marry" the two plans as applicable. Snell stated that will be taking place and that she had encouraged Judi Barrett to watch the Select Boards Strategic Plan workshop from a couple of weeks ago. Mohr suggested board and committee updates at the weekly SB meeting to keep the Select Board and public aware of what is happening. Some discussion occurred about how to better educate the public. Iverson questioned how to have a reasonable discussion with people who are interested, but don't show up for the meetings. Barry Rector expressed that there are subgroups who don't want to understand or

compromise, and the level of misinformation being spread needs to be considered. Joe Topham discussed some of the complexities of getting the public involved in the process. Mohr discussed the difficulty of satisfying some groups and deciding at what point do you say we aren't going to come to a consensus. Fee stated that it's important to build trust in the community. Discussion occurred about several projects that have required a lot of consensus and outreach. Mohr brought up the benefits of the Communications Office and how they can really help with messaging and getting information out.

3. **Status of Recommendation/Implementation of 2019 PLUS Ops Review:**
Barry Rector asked why the PLUS Ops review from 2019 is on the agenda and stated that he thought it was complete. Has the governance section been implemented? Who reports to who? Complaint based enforcement. Two things that need to be addressed according to Fee. Fee said he had no ill intent about bringing this up for discussion again. Iverson said that he agrees that plans and recommendations need to be reviewed over time. He also said we need to make sure the department is being run well, which can be reevaluated over time. Topham also said that he agrees to reevaluate over time, and that a change in leadership has taken place so it's a good time to look at operations. Lowell provided a history of why PLUS was created in 2012. Mohr said an improvement that she can identify is better coordination between boards. Iverson stated that the MOU should be reviewed regularly. Matt Fee thinks that we have a structural problem, and that application processing and customer service gets priority, but other things aren't getting the attention that need. Fee thinks there aren't enough resources available to do everything that needs to get done. Implementing plans seems to be a challenge. Lowell brought up the confusion about who is responsible for what. Lowell brought up the day-to-day business at PLUS versus the jurisdiction of the individual boards and committees. Snell brought up coordination between the boards, staff, and applicant when public infrastructure improvements are requested/required. Topham brought up working with the HDC on saving more houses by better coordination with the utility companies. Barry asked how communications are handled.

Rick Atherton stated that PLUS works well at one location and everyone would agree with that, but communications and other things would be better handled with a unified government structure. He stated that the Planning Director should report to the Town Manager to improve coordination. Art Gasbarro stated that everyone in the room has a _______. Suggested that a position should be created to monitor compliance with permit conditions on a regular basis. He acknowledged that the volume of work keeps that from happening now, but perhaps a position could be added. He suggested an affidavit type document when people come in with applications to ask about current status of compliance. Brooke Mohr said it sounds like a resource question and Snell agreed.

4. **Other (Nobadeer Farm Road Improvements/TIP/Bike Path Signs):**
Lowell brought up transportation improvements and better coordination and communication when projects take place.

5. **Ideas to improve collaboration to solve challenges**
Inviting other Chairs and Vice Chairs was discussed, but the group decided to consider that on a topic-by-topic basis depending on what is on the agenda.

Mohr asked what the group wants to plan to discuss at the next meeting:

1. Who does what in town government. Brooke Mohr wants Libby at the next meeting to talk about government 101.
2. Coordination between the boards, staff, and applicant when public infrastructure improvements are requested/required.
3. Communications

4. Enforcement and code compliance. How to improve.
5. For projects, what is falling through the cracks and how do we solve it.

III. Adjournment:

Mr. Rector motion to adjourn, Mr. Lowell seconded, meeting was adjourned at 6:18 PM.