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## NP & EDC – MARCH 24, 2025 @ 5:00PM (REGULAR MEETING) APPROVED MINUTES

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**\*Hybrid\* - Meeting Trailer, Room A, 131 Pleasant Street and  
Remote Participation via Zoom Webinar**

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**Commissioners:** Chair Barry Rector, Vice-Chair Nat Lowell, Brook Mohr, Bert Johnson (*remote participation*), Abby De Molina (*remote participation*), Joseph Topham (*remote participation*), Dave Iverson (*remote participation*), John Kitchener (*remote participation*), Wendy Hudson (*remote participation*), Kristina Jelleme, and Michael Misurelli (*Absent*)

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

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**I. Call to Order:**

Chair Rector called the meeting to order at 5:00PM.

**II. Establishment of Quorum:**

A roll call was conducted to confirm the presence of a quorum

**Roll call vote:**

**Commissioners present:**

Wendy Hudson, *Aye (remote participation)*  
John Kitchener, *Aye (remote participation)*  
Abby De Molina, *Aye (remote participation)*  
Bert Johnson, *Aye (remote participation)*  
Vice-Chair Nat Lowell, *Aye*  
Michael Misurelli, *Aye*  
Brook Mohr, *Aye*  
Kristina Jelleme, *Aye*  
Joseph Topham, *Aye*  
Chair Barry Rector, *Aye*

**Staff present:**

Megan Trudel, *Aye*  
Leslie Woodson Snell, *Aye*  
Mike Burns, *Aye*

**III. Approval of Agenda:**

**MOTION/VOTE:** Mr. Lowell made a motion to approve the agenda. The motion was duly seconded by Ms. Mohr and the motion was carried out unanimously.

**Roll call vote:**

Wendy Hudson, *Aye (remote participation)*  
John Kitchener, *Aye (remote participation)*  
Abby De Molina, *Aye (remote participation)*  
Bert Johnson, *Aye (remote participation)*  
Vice-Chair Nat Lowell, *Aye*  
Michael Misurelli, *Aye*  
Brook Mohr, *Aye*  
Kristina Jelleme, *Aye*  
Joseph Topham, *Aye*  
Chair Barry Rector, *Aye*

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

There were no public comments on items not included on the agenda. It is confirmed that two members of the public were online, however, they did not raise their hands.

**V. Announcements:**

• **Senate Bill 21 (2024 STM, Article 16)**

This was received by the Joint Committee on Municipalities and Regional Government on March 10. A hearing date has not yet been announced. Status of this bill may be monitored at <https://malegislature.gov/Committees/Detail/J10/194/Bills>

**Discussion:** The bill, which addresses changes to the Planning Commission, was received by the Joint Committee on Municipalities and Regional Government on March 10th. No hearing date has been set yet. Members should be prepared to testify with short notice, as was the case with previous testimony opportunities.

• **Master Plan Two-Part Visioning Program Event**

The Planning and Land Use Department (PLUS) Invites Residents to a Two-Part Master Plan Visioning Program on April 4th and 5th to Help Shape Nantucket's Future. Participate in Person at Nantucket High School Cafeteria, 10 Surfside Road or Online. Learn More at [www.nantucket-ma.gov/masterplan](http://www.nantucket-ma.gov/masterplan).

**Discussion:** A two-part public engagement event is scheduled at the high school cafeteria. April 4 - Evening workshop. April 5- Saturday morning session (a continuation of the previous night). Attendance is encouraged for both sessions. Approximately 30 public participants have registered and more are welcome. Outreach includes flyers, newspaper ads (Inky and Current), and Town communications.

• **Upcoming Bicycle and Pedestrian Advisory Committee (BPAC) Appointments 2025-2028**

There are 6 At-Large appointments. The current terms end on June 30, 2025.

**Discussion:** There are six upcoming at-large appointments for the Bicycle and Pedestrian Advisory Committee (BPAC), a subcommittee of the Planning Commission. Voting on these appointments will be done by the Planning Commission. Current terms expire on June 30th. Each term is three years, and all are currently set to expire at the same time. There was discussion about staggering terms to improve continuity, but concerns were raised about the complexity of implementing that change. The idea will be discussed internally with the transportation program manager before any decisions are made.

**VI. Action/Discussion Items:**

**A. Transportation Program Manager Update**

- **Update – Section 106 Review – Nobadeer Farm Road and Milestone Road intersection**

**Discussion:** Projects reviewed, two transportation related projects submitted by MassDOT. Review conducted by Nantucket Historical Commission (NHC) at their February 14th meeting. Support for minimal road width increases. Preference for slanted granite curbing. Request for Belgian block around center islands. Call for minimal signage that is consistent with historical context. Detachable warning panels at crosswalks should be brick-colored, avoiding bright modern colors. Landscaping should harmonize with natural/historic surroundings, suggested daffodil planting and scout involvement for maintenance. Highlighted gaps in the MACRIS database (state historic registry) and noted that additional properties are now being brought to attention. A brief discussion about improving signage aesthetics to better reflect Nantucket's character. Ian Guling is working with the state on reducing nuisance signage.

- **FFY 2025 – 2029 Transportation Improvement Program (TIP) – close public review period and endorse TIP Amendment Number 1.**

**Discussion:** Amendment #1 to the FFY 2025–2029 TIP was approved for public review at the prior meeting. The public review period ran from Feb 24 to March 21 and no objections were received, 25 public engagements. Removed funding for fare collection equipment and propane fueling. Added funding for, three electric buses, three replacement vans (corrected cost) five hybrid diesel buses, and matching funds for FY25–27 vehicle purchases. Correction, the replacement vans were incorrectly listed as costing \$70,000 in total. Correct total cost is \$252,800, which represents a \$27,800 increase from the intended value, not the full difference from \$70,000. John Kitchener asked if this needed Capital Committee approval. Mike clarified that TIP items are state/federally funded and don't require local capital review.

**MOTION/VOTE:** Ms. Lowell made a motion to close the public review period and approve TIP Amendment Number 1 with the correction to van funding. The motion was duly seconded by Mr. Topham and the motion was carried out unanimously.

**Roll call vote:**

Wendy Hudson, *Aye (remote participation)*  
John Kitchener, *Aye (remote participation)*  
Abby De Molina, *Aye (remote participation)*  
Bert Johnson, *Aye (remote participation)*  
Vice-Chair Nat Lowell, *Aye*  
Michael Misurelli, *Aye*  
Brook Mohr, *Aye*  
Kristina Jelleme, *Aye*  
Joseph Topham, *Aye*  
Chair Barry Rector, *Aye*

- **Tom Nevers Road Bike Path – alignment options**

**Discussion:** Brief discussion on the review and select preferred alignment options for the Tom Nevers Road multi use path in anticipation of potential funding approval at the upcoming Annual Town Meeting. The project goal is to begin construction by Spring of 2026. South side segment of Old Tom Nevers Road to playing fields – Option A, two 5-foot usable shoulders (bike lanes). Benefit, minimal property and utility impacts and supported by abutters and the downside is that it is less ideal for user safety and comfort than a separated path. Option B – 10-foot wide traditional multi use path. Benefit ideal and safer for use and

the downside is that there will be significant property and landscape impacts and it is less supported by abutters. East side segment of Milestone Road to Old Tom Nevers Road – Option one, variable width path with no buffer, narrows around utility poles. Benefit, no property or utility impacts. Downside is narrow path compromises safety and user comfort. Option two, straight 10-foot path with 8-foot grass buffer. Benefit, best for safety and user experience. Downside it will require property easements and have a greater impact on abutters. Option three, 10-foot path with a 4-foot buffer and curves around poles. Benefit, balanced approach and reduced property impact. Downside, slightly less buff space than Option two. Bicycle and Pedestrian Advisory Committee (BPAC) recommends Option B, multi-use path and Option three, buffered, curved path. Staff recommend Option A, bike lanes and shoulders and Option three, buffered, curved path. Reasoning due to reduced cost and timeline impacts, fewer abutter concerns. Some of the Commissioners commented that safety should take priority and leaned toward BPAC’s recommendation. The consensus leaned toward prioritizing a separated path for long term safety and utility, even if it means navigating added costs or resistance. The discussion continued about the design options for the Tom Nevers bike path project. Separated bike path was favored by most of the Commissioners due to improved safety and alignment with BPAC’s recommendation.

**Roll call vote:**

Wendy Hudson for Option A3  
John Kitchener for Option B3  
Abby De Molina for Option B3  
Bert Johnson for Option B3  
Vice-Chair Nat Lowell for Option A3  
Mike Misurelli for Option B3  
Brook Mohr for Option B3  
Kristina Jelleme for Option B3  
Joseph Topham for Option B3  
Chair Barry Rector for Option B3

The recommendation of Option B is to move forward to the County Commissioners.

**Vote results:** 8 in favor of B3, 2 in favor of A3.

**B. Update – Town Area Plan**

**Discussion:** The Town Area Plan update was briefly discussed. Progress had slowed over the winter due to people being away. Mrs. Trudel and another team member met with the Planning Board chair and vice chair earlier in the winter. A follow-up meeting scheduled for last week was canceled, however Mrs. Trudel is set to meet with them again on Wednesday. The goal is to have the plan finalized and ready for the April agenda.

**C. Ongoing Discussion of Commission Goals/Initiatives for 2025**

**Discussion:** The Commission reviewed the goals and initiatives for 2025. Members were previously asked to provide input on additional topics beyond what Mrs. Snell had outlined, particularly related

to long-range planning, however no additional suggestions were submitted. Mrs. Snell stated that one new item was added based on last month’s discussion: Planning Commission representation of community groups such as Chamber of Commerce or other local boards/committees.

**MOTION/VOTE:** Mr. Lowell made a motion to adopt the recommendations as the Commission’s goals, objectives and initiatives for 2025. The motion was duly seconded by Mr. Misurelli and the motion was carried out unanimously.

**Roll call vote:**

Wendy Hudson, *Aye (remote participation)*  
John Kitchener, *Aye (remote participation)*  
Abby De Molina, *Aye (remote participation)*  
Bert Johnson, *Aye (remote participation)*  
Vice-Chair Nat Lowell, *Aye*  
Michael Misurelli, *Aye*  
Brook Mohr, *Aye*  
Kristina Jelleme, *Aye*  
Joseph Topham, *Aye*  
Chair Barry Rector, *Aye*

**D. Committee Appointment – Contract Review Committee for Human Services**

**Discussion:** The Commissioners revisited the topic of appointing a representative to the Contract Review Committee. Ms. Mohr, who had previously volunteered, declined the appointment after determining that her involvement with a nonprofit service could present a conflict of interest. Ms. Mohr suggested that the Commission consider appointing a community member instead of a sitting commissioner, to broaden participation and reduce the workload on existing volunteers. This would require a bylaw change, which might be addressed at the Fall Town Meeting. There was concern that opening the seat to the public might require formal postings and delay the process. It was stated that the current review process is complete, and the related items are already on the warrant, so there may be time to plan for future appointments. Ms. Mohr volunteered to work with Mrs. Snell to review the timeline and report back.

**MOTION/VOTE:** Mr. Johnson made a motion to table the appointment with the Contract Review Committee until a later date. The motion was duly seconded by Mr. Muserilli and the motion was carried unanimously.

**Roll call vote:**

Wendy Hudson, *Aye (remote participation)*  
John Kitchener, *Aye (remote participation)*  
Abby De Molina, *Aye (remote participation)*  
Bert Johnson, *Aye (remote participation)*  
Vice-Chair Nat Lowell, *Aye*  
Michael Misurelli, *Aye*  
Brook Mohr, *Aye*  
Kristina Jelleme, *Aye*  
Joseph Topham, *Aye*  
Chair Barry Rector, *Aye*

**E. Committee Reports**

- **Harbor Plan Update Committee**

Mr. Misurelli - Progress is being made, and they are nearing completion. The next meeting is scheduled for March 31st.

- **Capital Program Committee**

Mr. Kitchener - Most work has gone through the Finance Committee, but new FY26 items have surfaced, including a major one related to the PFAS treatment system from the Water Department. A meeting is planned next week to review these.

- **Public Info Reminder**

Ms. Mohr – Reminding that there will be a public information session on Our Island Home held this Thursday at 5:30 PM. Commissioners and the public are encouraged to attend due to its regional significance.

- **Rural Policy Advisory Committee**
- **Affordable Housing Trust**
- **Contract Review Committee of Human Services**
- **Bicycle and Pedestrian Advisory Committee**

Mr. Topham - Members are very committed, and it's likely all six will reapply.

Ms. Mohr stated that Town administration is reviewing rules around signage and stop signs on bike paths to simplify and clarify usage. There are plans to potentially remove or reposition stop signs for better flow and safety

- **Madaket Area Plan Workgroup**
- **Seasonal Communities Advisory Council**
- **Town Area Plan Workgroup**
- **Others**

Mr. Topham - No quorum at the last meeting, but subgroups are continuing their work independently.

## VII. Adjournment

Ms. Mohr made a motion to adjourn the meeting at 7:06PM. The motion was duly seconded by Ms. Jelleme and the motion was carried unanimously 8-0.

### Roll call vote:

Wendy Hudson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Abby De Molina, *Aye (remote participation)*

Bert Johnson, *Aye (remote participation)*

Vice-Chair Nat Lowell, *Aye*

Michael Misurelli, *Aye*

Brook Mohr, *Aye*

Kristina Jelleme, *Aye*

Joseph Topham, *Aye*

Chair Barry Rector, *Aye*

**NANTUCKET PLANNING & ECONOMIC DEVELOPMENT COMMISSION**  
**FEBRUARY 20, 2025 @ 5:00 PM (REGULAR MEETING)**  
**\*Hybrid\* - Meeting Trailer, Room A, 131 Pleasant Street and**  
**Remote Participation via Zoom Webinar**

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**List of Documents used at the meeting 03-24-2025:**

File with associated plans, photos and required documentation

**LINK TO YOUTUBE MEETING FOR 03-24-2025 MEETING:**

<https://www.youtube.com/watch?v=1lkBRGXw2vg>

**LINK TO PACKET FOR 03-24-2025 MEETING:**

[https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/\\_03242025-14961?html=true](https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_03242025-14961?html=true)

**LINK TO MEETING POSTING FOR 03-24-2025:**

[https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/\\_03242025-14951](https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_03242025-14951)

***Submitted By: Catherine Ancero***