NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

NP & EDC – SEPTEMBER 29, 2025 @ 5:00PM MINUTES

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

LINK TO MEETING: https://us06web.zoom.us/webinar/register/WN_0wL9tQR-TFeiPufrCJ2clw#/registration
YOUTUBE LINK: https://www.youtube.com/watch?v=9V4IELUJkAU

Commissioners: Abby De Molina – Chair, Michael Misurelli – Vice Chair, Nat Lowell, Dave Iverson (*Absent*), Hillary Rayport, Liza Hatton, Bert Johnson *(remote participation)*, Joseph Topham, Brook Mohr *(remote participation),* John Kitchener (Absent), and Kristina Jelleme
Staff: Leslie Snell, Director of Planning, Megan Trudel), Senior Planner, Michael Burns, Transportation Program Manager *(remote participation)*

PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

I. **Call to Order:**
Chair De Molina called the meeting to order at 5:00 PM.

II. **Establishment of Quorum:**
A quorum was established.

Roll call vote:
Commissioners present:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brook Mohr, *Abstained*
Chair Abby De Molina, *Aye*

III. **Approval of Agenda:**
MOTION/VOTE: Mr. Kitchener made a motion to approve the agenda. The motion was duly seconded by Mr. Lowell, and the motion was carried out unanimously.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*

Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brook Mohr, *Aye*
Chair Abby De Molina, *Aye*

IV. **Public Comment for items not included on the agenda:**
There were no public comments and concerns in person and online.

V. **Announcements:**

- **Special Town Meeting,** *Tuesday, November 4, 2025 at 5:00PM in the Mary P Walker Auditorium at the Nantucket High School*

  Mrs. Snell announced that there will be a Special Town Meeting scheduled for November 4th at 5:30PM. Planning Board Hearing on short term rental articles set for October 9th.

- **UMass Donahue Housing Transfer Fee Study,** *status update*
  Mrs. Trudel stated that a survey was launched targeting businesses, nonprofits, and government entities on both islands. Distributed through the Builders Association, Chamber of Commerce, Community Foundation, and the Town's business email database. Social media promotion is expected during the week. The survey closes on October 6th. Results will be analyzed after closure.

- **CHAPA (Citizen's Housing & Planning Association) Annual Cape & Islands Regional Meeting,** *NP&EDC will be co-sponsoring with Martha's Vineyard Commission, Housing Assistance Corporation Cape Cod, Cape Community Development Partnership, and Housing Nantucket, virtual session on November 6th 10:00am-11:30am.*

  NP&EDC will co-sponsor CHAPA's Cape & Islands Regional Meeting which will be virtual on November 6th 10-11:30am Registration link will be circulated and shared via social media.

- **2026 Meeting Schedule**

  2026 Meeting schedule included in the packet, members asked to review for any conflicts before finalization.

- **Other announcements**

  The governor appointed Jeff Carlson to the Ocean Management Plan Committee, a one-year term.

VI. **Action/Discussion Items:**

A. **Presentation- Holly Backus,** *Town of Nantucket Preservation Planner and Certified Local Government Coordinator*
Discussion: Holly Backus, Town Preservation Planner and Certified Local Government Coordinator made a presentation. Overview of historic preservation efforts in the Town. The commissioners praised Mrs. Backus for her persistence and advocacy in preserving funding and outreach to educate property owners and the public about preservation requirements and opportunities.

B. **Transportation Program Manager Update**

- **Bicycle and Pedestrian Advisory Committee -** *continued discussion of possible re-organization.*
  Discussion: Mr. Burns stated that BPAC had previously been discussed for restructuring. Mr. Burns reviewed comparisons with Martha's Vineyard Commission and Cape Cod Commission

advisory committees which act as citizen-based transportation advisory bodies. Commissioners suggested they were surprised that the consolidation plan had progressed without BPAC's involvement and asked if the decision was final or if it could still be reviewed. Mr. Burns clarified that the BPAC appointments had expired but suggested that the Commissioners can delay this matter and revisit at a future meeting. Commissioners agreed not to take a vote or take formal action at tonight's meeting and to bring the item back on a future agenda after gathering input and feedback from both BPAC and Roads and Right of Way committees.

- **Vote on Letter of Support for Bill H.3758 – An Act Relative to Class 3 Electric Bicycles**
  Discussion: Mr. Burns introduced the bill which would formally define class 3 e-bike in Massachusetts law and allow municipalities to create local regulations governing their use. Commissioners discussed safety concerns, the differences between class 2 and class 3 e-bikes. There was confusion over whether throttle only e-dirt bike fall under the definition. Suggestion of putting speed bumps or rumble strips near driveways on bike paths to slow riders. Mr. Burns asked to authorize staff to draft a letter of support for Bill H.3728, "An Act Relative to Class 3 Electric Bicycles" to be signed by the Chair.

  MOTION/VOTE: Mr. Topham made a motion to authorize staff to draft a letter of support for Bill H.3728, "An Act Relative to Class 3 Electric Bicycles" to be signed by the Chair. The motion was duly seconded by Vice-Chair Misurelli, and the motion was 9-0 with Ms. Mohr abstaining.

  Roll call vote:
  Kristina Jelleme, *Aye*
  Nat Lowell, *Aye*
  John Kitchener, *Aye*
  Vice-Chair Michael Misurelli, *Aye*
  Joseph Topham, *Aye*
  Hillary Rayport, *Aye*
  Liza Hatton, *Aye*
  Bert Johnson, *Aye (remote participation)*
  Brooke Mohr, *Abstained*
  Chair Abby De Molina, *Aye*

C. Madaket Area Plan Workgroup – Adoption of Updated Boundary
Discussion: Mrs. Trudel presented an updated map of the current Madaket Area Plan boundary and the proposed expansion that is outlined red and stated that because the Working Group is a subgroup of NP&EDC a formal approval from the Commissioners was needed. The Commissioners agreed with the expansion and that made sense. The boundary expansion will help provide a clearer definition of Madaket for Planning and regulatory reference. MOTION/VOTE: Vice Chair Misurelli made a motion to adopt the updated Madaket Areal Plan boundary map as presented by staff and recommended by the Working Group. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously 10-0.

MOTION/VOTE: Vice Chair Misurelli made a motion to adopt the updated Madaket Areal Plan boundary map as presented by staff and recommended by the Working Group. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously 10-0.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*

Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

D. **Annual Report of the NP&EDC,** *approval pursuant to Section 7.03B of the NP&EDC Bylaws*
Discussion: The draft Annual Town Report was reviewed by the Commissioners. There was a brief discussion as to how to describe the Commissioner's involvement with the Master Plan update.

MOTION/VOTE: Vice-Chair Misurelli made a motion to approve the Annual Town Report with the discussed changes, strike language implying the commission is leading the Master Plan and emphasize support for updated area plans and financial contribution. The motion was duly seconded by Mr. Kitchener, and the motion was carried out unanimously 10-0.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

E. **Ratification of Vote from the August 25, 2025 NP&EDC Meeting "Contract Amendment No. 2, Nantucket Buildout Analysis, Weston & Sampson"**
Discussion: This agenda item was the ratification of the August vote regarding Amendment #2 to the Weston & Samson contract. The amendment had been posted at less than 48 hours' notice and this required a formal ratification. It was confirmed that the final study addressed the buildout study and a link to the final version would be shared with commissioners.

MOTION/VOTE: Ms. Mohr made a motion to ratify the August vote on the contract amendment. The motion was duly seconded by Vice-Chair Misurelli, and the motion was carried out unanimously 10-0.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

F. Discussion of Items Contained Within the 2025 NP&EDC Goals and Initiatives, *as approved at the March 24, 2025 NP&EDC Meeting*

Discussion: The Commission reviewed progress on the initiatives from the March 2025 plan including updates to the enabling legislation. It was agreed that outreach should include public forums, and address misinformation. Staff will meet to outline all items and develop a robust public engagement plan. Plan to include public forums and outreach civic organizations. Feedback from these forums will be reported back to the Board for consideration. Mrs. Snell stated that timeline is critical.

MOTION/VOTE: Ms. Jelleme made a motion to have staff continue current work while also expanding public outreach and public hearing opportunities. Discussion on the motion: There was discussion on whether the Town Administration had approved the staff meetings and staff said they would confirm. Continued MOTION/VOTE: The motion was duly seconded by Mr. Topham, and the motion was carried out 9-1.

<u>Roll call vote:</u>
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
John Kitchener, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Nay*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brook Mohr, *Aye*
Chair Abby De Molina, *Aye*

G. Committee Reports

- **Rural Policy Advisory Committee**
- **Capital Program Committee**
- **Affordable Housing Trust**
- **Contract Review Committee of Human Services**
- **Harbor Plan Update Committee**
- **Madaket Area Plan Workgroup**
- **Seasonal Communities Advisory Council**
- **Others**

VII. <u>Adjournment:</u>

Mr. Topham made a motion to adjourn the meeting at 7:02PM, and the motion was duly seconded by Mr. Misurelli, and the motion was carried out unanimously.

<u>Roll call vote:</u>
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
David Iverson, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Hillary Rayport, *Aye*
Joseph Topham, *Aye*
Liza Hatton, *Aye*
Bert Johnson, *Aye (remote participation)*
Brooke Mohr, *Aye*
Abby De Molina, *Aye*

Packet materials for September 29, 2025, NP&EDC meeting: file containing related plans, photographs, and all required documentation.