NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

NP & EDC – OCTOBER 27, 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_uEPJVoXcQ_iEmWJ81Z5Lhg#/registration

YOUTUBE LINK: **Nantucket Planning & Economic Development Commission - October 27, 2025**

Commissioners: Abby De Molina – Chair, Michael Misurelli – Vice Chair, Nat Lowell, Dave Iverson (*5:02 p.m.*), Hillary Rayport, Liza Hatton *(Absent)*, Bert Johnson *(Absent)*, Joseph Topham, Brooke Mohr, John Kitchener *(Absent)*, and Kristina Jelleme

Staff: Leslie Snell, Director of Planning, Megan Trudel, Senior Planner, Michael Burns, Transportation Program Manager

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*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

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

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*

Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

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

Hillary Rayport participated in public comment as a member of the public regarding her intent to file a citizen petition on the Town Warrant regarding governance and enabling legislation. No other public comments were made.

V. Announcements:

• **NP&EDC Enabling Legislation Update** – Staff reported that at last week's Select Board meeting, the Select Board voted **3–2** to place the NP&EDC enabling legislation on the warrant for the 2026 Annual Town Meeting. Staff are preparing outreach materials, including a short informational video explaining the Commission's role and proposed changes, and plan to hold a public forum in early December**.**

• **Special Town Meeting** – Scheduled for Tuesday, November 4 at 5:00 PM in the Nantucket High School Auditorium**.**

• **CHAPA Regional Housing Meeting** – The NP&EDC will co-sponsor CHAPA's Cape and Islands Regional Housing Meeting on Wednesday, November 6 from 10:00–11:30 AM (virtual), in partnership with the Martha's Vineyard Commission, Housing Assistance Corporation, Cape Cod Commission, Cape Cod Community Development Partnership, and Housing Nantucket. Registration information is available on CHAPA's website or by contacting staff.

• **EOHLC ADU Road Show** – The Executive Office of Housing and Livable Communities will host an Accessory Dwelling Unit (ADU) informational session for the region on Thursday, November 20 from 4:30–5:30 PM via Zoom, open to planning board members and the public.

• **Commission Information Request Protocol** – Chair De Molina reminded commissioners that all requests for information or materials must be submitted through the Chair or Vice-Chair to ensure efficient coordination with staff and avoid duplication of effort. Freedom of Information Act (FOIA) requests should only be filed if the internal process is exhausted. Commissioners confirmed that questions or corrections regarding minutes should also be directed through this protocol.

• **Community Acknowledgment – Hurricane Melissa** – Chair De Molina acknowledged that Hurricane Melissa is currently affecting the island of Jamaica. She noted that many Nantucket residents have family and friends there and extended the Commission's thoughts and prayers to those impacted. The Chair stated that the Commission and Town are aware of the situation and will provide support where possible.

VI. Action/Discussion Items:

A. Guest Speaker, Peter Burke, *Executive Director of the Nantucket Chamber of Commerce*

Discussion: Mr. Burke, representing the Chamber of Commerce, provided an overview of the Chamber's role as Nantucket's Regional Tourism Council (RTC) within the Commonwealth's network. He summarized current Chamber activities related to business support, destination marketing, and visitor education. Mr. Burke also reviewed 2025 seasonal trends and outlined priorities for 2026, focusing on responsible tourism messaging, coordination with Town communications, and strengthening partnerships across the business community. Commissioners

discussed tourism data, community outreach, and collaboration with the Chamber on future initiatives.
No action was taken.

B. Transportation Program Manager Update

- **Bicycle and Pedestrian Advisory Committee -** *continued discussion of possible re-organization*

Discussion: Mr. Burns provided an overview of staff efforts to reorganize the Bicycle and Pedestrian Advisory Committee and Roads and Right of Way Committee into a single advisory body with a broader transportation and public access focus, modeled after similar structures on Martha's Vineyard and Cape Cod. The goal is to improve coordination, streamline staff time, and address all transportation assets including roadways, intersections, and bike and pedestrian facilities. Commissioners discussed membership balance, ex officio participation, and the importance of maintaining NP&EDC representation.

MOTION/VOTE: Ms. Mohr made a motion to adopt the staff recommendation with the following modifications: six at-large members appointed by the Select Board, two NP&EDC commissioners, and one representative appointed by the Commission on Disabilities, with ex officio members including the Transportation Program Manager, DPW Director, NRTA, and Real Estate Specialist. The motion was seconded by Mr. Misurelli and carried unanimously.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

MOTION/VOTE: Ms. Mohr made a motion to name the committee the Transportation & Public Access Committee (TPAC). The motion was seconded by Ms. Rayport and carried unanimously.

Roll call vote:
Kristina Jelleme, *Aye*
Nat Lowell, *Aye*
Vice-Chair Michael Misurelli, *Aye*
Joseph Topham, *Aye*
Hillary Rayport, *Aye*
Brooke Mohr, *Aye*
Chair Abby De Molina, *Aye*

C. Acceptance of 2026 District Local Technical Assistance (DLTA) Contract and Authorization for the Director of Planning to Sign

Discussion: Staff presented the DLTA (District Local Technical Assistance) contract for $50,000, with a local match of $5,000. The contract provides funding for regional planning support activities under the State's DLTA program.

MOTION/VOTE: Mr. Iverson made a motion to approve the DLTA contract as presented and authorize the Director to sign. The motion was duly seconded by Mr. Misurelli and the motion was

carried out unanimously.

D. Seasonal Communities Draft Regulations, submit comment letter to EOHLC

Discussion: Staff reviewed the Seasonal Communities Draft Regulations and prepared a draft comment letter to EOHLC for the Commission's review which summarized comments submitted by the Planning Board, the County Commissioners, and the Affordable Housing Trust.

MOTION/VOTE: Mr. Misurelli made a motion to authorize the Chair to sign a comment letter to EOHLC on behalf of the Commission. The motion was duly seconded by Mr. Lowell, and the motion was carried out unanimously.

Roll call vote:
Dave Iverson – *Aye*
Joseph Topham – *Abstain*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Brook Mohr – *Aye*
Hillary Rayport – *Abstain*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

E. 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. Adjournment:

MOTION/VOTE: Mr. Misurelli made a motion to adjourn the meeting at 6:33 PM. The motion was duly seconded by Ms. Mohr and the motion was carried out unanimously.

Roll call vote:
Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Brook Mohr – *Aye*
Hillary Rayport – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*