NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

NP & EDC – AUGUST 25, 2025 @ 5:00PM APPROVED MINUTES

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

LINK TO MEETING: https://us06web.zoom.us/webinar/register/WN_c-yQg-BfR7CRRwZoE34HBw#/registration
YOUTUBE LINK: https://www.youtube.com/watch?v=zGI_ZvE99Yg

Commissioners: Abby De Molina – Chair, Michael Misurelli – Vice Chair, Nat Lowell, Dave Iverson, Hillary Rayport, Liza Hatton, Bert Johnson *(remote participation)*, Joseph Topham (*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:
David Iverons, *Aye*
Nat Lowell, *Aye*
Hillary Rayport, *Aye*
Vice-Chair Michael Misurelli, Aye
Liza Hatton, *Aye*
Kristina Jelleme, *Aye*
Bert Johnson, *Aye (remote participation)*
Joseph Topham, *Aye (on phone)*
Chair Abby De Molina, *Aye*

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

Roll call vote:
David Iverons, *Aye*
Nat Lowell, *Aye*
Hillary Rayport, *Aye*
Vice-Chair Michael Misurelli, Aye

Liza Hatton, *Aye*
Kristina Jelleme, *Aye*
Bert Johnson, *Aye (remote participation)*
Joseph Topham, *Aye (on phone)*
Chair Abby De Molina, *Aye*

IV. Public Comment for items not included on the agenda:
Ms. Rayport commented that a new item had been added to the agenda of less than 48 hours. It was an oversight due to staff waiting for information.
There were no public comments or concerns.

V. Minutes:

- **May 19, 2025**
- **June 23, 2025**
- **July 28, 2025**

Discussion:
June 23rd set of minutes – There was discussion on some confusion on the minutes and there was a suggestion of deferring the minutes of June 23rd for members to review the meeting video for accuracy. Commissioners agreed.

May 19th set of minutes – There was discussion about the minutes amongst the commissioners and that members of the public cannot edit minutes.

MOTION/VOTE: Vice-Chair Misurelli made a motion to approve the minutes of May 19th. The motion was duly seconded by Mr. Iverson, and the vote passed with a 7-2.

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

July 28th set of minutes – There were no comments and concerns.

MOTION/VOTE: Vice-Chair Misurelli made a motion to approve the minutes of July 28th. The motion was duly seconded by Mr. Lowell, and the vote passed with an 8-0 with Ms. Rayport abstaining.

Roll call vote:
David Iverons, *Aye*
Nat Lowell, *Aye*
Hillary Rayport, *Abstained*
Vice-Chair Michael Misurelli, *Aye*
Liza Hatton, *Aye*
Kristina Jelleme, *Aye*

Bert Johnson, *Aye (remote participation)*
Joseph Topham, *Aye (remote participation)*
Chair Abby De Molina, *Aye*

VI. Announcements:

- **Seasonal Communities Advisory Council Meeting,** *Thursday, September 11, 2025, 11:00am-12:00pm, White Elephant Ballroom and via Zoom.*

  Discussion: Chair De Molina reminded the Commissioners that this meeting is scheduled for Thursday, September 11th from 11am to 12pm at the White Elephant Ballroom with a Zoom option available. The meeting is public and open to all and encourages the Commissioners to attend.

  Mrs. Snell announced that the representatives from the Commission and Planning Board were invited by the Land Bank to speak at their next meeting to give an update on the Master Plan's progress.

- **Other announcements**
  There were no other announcements.

VII. Action/Discussion Items:

A. Presentation - Housing Update, *Municipal Housing Director, Kristie Ferrantella*
Discussion: Kristie Ferrantella, Municipal Housing Director, gave an update on housing initiatives and progress. September 9th the State legislature will hold a meeting regarding home rule petition for a real estate transfer fee. The housing department will provide information on submitting written testimony and suggested that the Commissioners consider submitting a letter of support. She went through the extensive initiatives and progress from the Housing office in the last few months. On September 30th there will be a joint meeting with the AHTF, Planning Board, and Board of Health. Commissioners expressed appreciation to Ms. Ferrantella and the AHTF for their extensive progress over the past year and agreed to invite Ms. Ferrantella for regular updates.

B. Transportation Program Manager Update

- **Safe Streets and Roads for All (SS4A) – close public review period and approve draft Traffic Safety Action Plan**
  Discussion: Michael Burns, Transportation Planner, presented the Draft Traffic Safety Action Plan. Mr. Burns stated that the purpose of this was to review public comments and consider final approval of the plan. Commissioners supported the overall Vision Zero target of eliminating fatalities and serious injuries by 2040. There were concerns about project monitoring, data reporting and prioritization of high-risk corridors. Also, the plan will be updated to reflect recent local bylaw changes for Class 3-e-bikes. Staff will be coordinating with MassDOT's commission on micromobility, to make sure Nantucket's e-bike regulations remain consistent with future state standards. Mr. Burns suggested closing the public review period and approving the draft Traffic Safety Action Plan with safety goals of 50% reduction in fatal and serious injury crashes by 2030, and 75% reduction by 2040 with ultimately zero fatalities and serious injuries on island roads. There were concerns about some conceptual designs in the appendices such as large signage and staff stated that specific project details would undergo thorough review and public processes before approval. The Commissioners agreed to add language to the plan to clarify that engineering treatments and design suggestions are conceptual and subject to further review.

MOTION/VOTE: Vice-Chair Misurelli made a motion to close the public hearing review period and to approve the draft traffic safety action plan with the added caveat that engineering treatments and design suggestions are conceptual and subject for further review. The motion was duly seconded by Ms. Jelleme, and the motion was carried out unanimously.

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

- **FFY 2026 3C Contract – authorize Director to sign agreement for funding the FFY 2026 Unified Planning Work Program**
  Discussion: This agenda item authorizes the Planning Director to sign the agreement for transportation funding. There were no further comments.

  MOTION/VOTE: Mr. Lowell made a motion to approve the contract and authorize the Planning Director to sign the agreement for funding the FFY 2026 Unified Planning Work Group Program. The motion was duly seconded by Mr. Iverson, and the motion was carried out unanimously.

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

- **Long-Range Transportation Plan FY2025 Accomplishments**
  Discussion: Mr. Burns thanked the consulting team for their 18 months of work and ongoing communication efforts. Mr. Burns shared an e-bike video promoting safety. Mr. Burns acknowledge the success of the "Brain Bucket" helmet safety campaign, the development of local e-bike classifications and bike crossing designs, installation and approval of a speed feedback sign and launched an online traffic data dashboard. There has been a substantial increase in free ridership on the NRTA buses. Efforts to improve bus stop accessibility using MassDOT grants. There has been public outreach for Pleasant Street one way pilot and Traffic Safety Action Plan, regarding key safety hotspots like Four Corners and Milestone Rotary. Mr. Burns provided an overview of the main key goals and progress, including safety improvements, vehicle management, traffic modeling, transit and accessibility, parking management, affordability and growth patterns and environmental goals.

C. Vote on letter of support to oppose Steamship Authority term limits

Discussion: There was discussion about whether term limits could force the removal of knowledgeable members without suitable replacements and could hinder the Steamship operations like the island communities of Nantucket and Martha's Vineyard and that the current appointment system works well, not elected, positions and appointing authorities have the power to remove or replace members when needed.

MOTION/VOTE: Mr. Misurelli made a motion to send a letter opposing the Steamship Authority term limits. The motion was duly seconded by Mr. Iverson, and the motion was carried out 8-1.

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

D. *Not anticipated within 48 Hours of the Meeting* – Contract Amendment No. 2, Nantucket Buildout Analysis, Weston & Sampson

Discussion: Chair De Molina stated that this agenda item was an unanticipated contract amendment with Weston & Sampson for the buildout analysis update. Most of the work covered by the amendment was already done. The contract amendment total is $32,500. Staff can only approve for up to $10,000. Commissioners must vote to approve the remainder of the amendment amount. Questions were raised whether the buildout analysis included parcels in the sewer master plan and the larger sewer needs area. Commissioners expressed the importance of the amendment consolidating existing work, not adding new tasks. It was suggested to categorize areas in the report to allow separate analysis of realistic sewer needs.

MOTION/VOTE: Vice-Chair Misurelli made a motion to approve contract amendment number 2 for the Nantucket Buildout Analysis, Weston & Sampson. The motion was duly seconded by Ms. Jelleme, and the motion was carried out unanimously.

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

Discussion: There was concern that items added to the agenda without the required 48-hour notice should only be for truly unforeseen matters.

E. **NP&EDC Enabling Legislation,** *next steps, community engagement, communication plan, public outreach*
Discussion: The Commission would like to move forward with public outreach to inform and engage residents with staff assisting in organizing outreach materials and coordinating the process. It will include a public viewing period, followed by hearings and then reconvening to review feedback and plan next steps. Commissioners expressed the importance of proving clear, accessible information to the community and making sure that a diverse group of residents are included who are willing to engage and provide feedback.

MOTION/VOTE: Ms. Jelleme made a motion to have staff begin researching outreach ideas and programs, and to present a proposal at the September meeting. This proposal should include a timeline, multiple outreach options to choose from and details on who would be responsible for each part of the process. The motion was duly seconded by Vice-Chair Misurelli, and the motion was carried out 8-1.

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

F. **Committee Reports**

- **Rural Policy Advisory Committee**
- **Capital Program Committee**
- **Affordable Housing Trust**
- **Contract Review Committee of Human Services**
- **Bicycle and Pedestrian Advisory Committee**
  BPAC is considering collaborating or integrating with the Roads and Right of Way Committees to broaden the scope and improve effectiveness.
- **Harbor Plan Update Committee**
  Ms. Jelleme stated that the committee has a draft plan currently out for public comment, however it is not finalized yet.
- **Madaket Area Plan Workgroup**
  The Madaket Area Plan Workgroup is close to finalizing their work and hopes to have something ready by next month due to miscommunication about the information needed to move forward regarding altering the existing boundaries, a member will be attending the September 12th meeting to clarify.
  The Madaket Area Plan Workgroup meetings have increased from monthly to biweekly.
- **Seasonal Communities Advisory Council**
- **Others**

VIII. Adjournment:
Mr. Iverson made a motion to adjourn the meeting at 7:24PM, and the motion was duly seconded by Mr. Misurelli, and the motion was carried out unanimously.

Roll call vote:

David Iverson, *Aye*
Joseph Topham, *Aye*
John Kitchener, *Aye*
Hillary Rayport, *Aye*
Michael Misurelli, *Aye*
Kristina Jelleme, *Aye*
Liza Hatton, *Aye*
Nat Lowell, *Aye*
Brooke Mohr, *Aye*
Bert Johnson, *Aye (remote participation)*
Abby De Molina, *Aye*

Packet materials for the August 25, 2025, NP&EDC meeting: file containing related plans, photographs, and all required documentation.