Nantucket Planning Board

PLANNING BOARD APPROVED MINUTES OF 03-12-2026

JOINT MEETING WITH SELECT BOARD & FINANCE COMMITTEE

**The Planning Board meeting will be audio and video recorded*

Board Members: David Iverson, Chair (*remote participation)*, Nat Lowell Vice-Chair (*remote participation)*, Joseph Topham (*remote participation)*, John Kitchener (*remote participation)*, and Hillary Hedges Rayport (*remote participation)*,

Alternates: Stephen Welch (*Absent*), Abby De Molina (*Absent*), and Howard Matz (*remote participation)*

Staff: Leslie Snell (Director of Planning) (*remote participation)*, Meg Trudel (Deputy Director of Planning) (*remote participation)*, William Saad (Zoning Administrator/Land Use Specialist) (*remote participation)*, and Catherine Ancero (PLUS Administrative Specialist) (*Absent*)

I. Call to order

Chair Iverson called the Planning Board meeting to order at 4:02PM.
Chair Hill called the Select Board meeting to order at 4:02 PM.
Chair Jill Vieth called the Finance Committee meeting to order at 4:02PM.

Attendance taken by roll call:

Finance Committee members:

Chair Jill Veith, *Aye* (*remote participation)*
Anthonie Goudemond, *Aye* (*remote participation)*
Martin McKerrow, *Aye (remote participation)*
Joanna Roche, *Aye (remote participation)*
Joseph Wright, *Aye (remote participation)*
Jeremy Bloomer, *Aye (remote participation)*

Absent:

Rob Giacchetti
Christopher Glowacki
Peter Schaeffer

Select Board Members:

Chair Dawn Hill, *Aye* (*remote participation)*
Thomas Dixon, *Aye* (*remote participation)*
Matt Fee, *Aye (remote participation)*
Dr. Malcolm MacNab, *Aye (remote participation)*
Brooke Mohr, *Aye (remote participation)*

Staff:
Town Manager C. Elizabeth Gibson, *Aye* (*remote participation)*
Deputy Town Manager Rick Sears, *Aye* (*remote participation)*
Operations Manager Erika Mooney, *Aye* (*remote participation)*
Attorney John Giorgio of Town Counsel's office, *Aye* (*remote participation)*

Planning Board Members:
Chair Dave Iverson, *Aye* (*remote participation)*
Vice-Chair Lowell, *Aye* (*remote participation)*
Joseph Topham, *Aye* (*remote participation)*
John Kitchener, *Aye* (*remote participation)*
Hillary Hedges Rayport, *Aye* (*remote participation)*

Alternates:
Howard Matz, *Aye* (*remote participation)*

Staff:
Planning Director Leslie Snell, *Aye* (*remote participation)*
Deputy Planning Director Megan Trudel, *Aye* (*remote participation)*
Land Use Specialist William Saad, *Aye* (*remote participation)*

II. Joint Meeting with Select Board and Finance Committee to Review Final 2026 Annual Town Meeting Warrant with Motions

The Planning Board, Select Board and Finance Committee held a joint meeting to review the final 2026 Annual Town Meeting warrant articles. Members discussed budget appropriations, zoning bylaw amendments, housing related articles and procedural concerns regarding several warrant articles. Discussions focused on the proposed athletic field project, as well as Articles 47-54 concerning accessory dwelling unit and zoning bylaw changes related to the Affordable Homes Act. Members also discussed articles involving Community Land Trusts, demolition delay provisions, offshore wind stabilization funding, and Planning Commission legislation. Also, there was discussion about the need for additional public explanations and comments on complex warrant articles prior to Town Meeting.

III. Adjournment:

- **Planning Board:** Vice-Chair Lowell made a motion to adjourn the meeting at 4:48PM. The motion was duly seconded by Mr. Kitchener, and the motion was carried out unanimously.

  Board members roll call vote:
  John Kitchener, *Aye*
  Hillary Hedges Rayport, *Aye*
  Vice-Chair Nat Lowell, *Aye*
  Chair Dave Iverson, *Aye*
  Joseph Topham, *Aye*

- **Finance Committee:** Mr. Goudemond made a motion to adjourn the meeting at 4:48PM. The motion was duly seconded by Mr. Wright, and the motion was carried out unanimously.

  Committee roll call vote:
  Anthonie Goudemond, *Aye* (*remote participation)*
  Joseph Wright, *Aye (remote participation)*
  Jeremy Bloomer, *Aye (remote participation)*

Joanna Roche, *Aye (remote participation)*
Martin McKerrow, *Aye (remote participation)*
Chair Jill Veith, *Aye* (*remote participation)*

- **Select Board:** Dr. MacNab made a motion to adjourn the meeting at 4:48PM. The motion was duly seconded by Mr. Dixon, and the motion was carried out unanimously

Board members roll call vote:
Chair Dawn Hill, *Aye* (*remote participation)*
Thomas Dixon, Aye (*remote participation)*
Matt Fee, *Aye (remote participation)*
Dr. Malcolm MacNab, *Aye (remote participation)*
Brooke Mohr, *Aye (remote participation)*

List of documents used at the meeting:

- Draft 2026 Annual Town Meeting Warrant as of March 11, 2026