NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

NP & EDC – DECEMBER 15, 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_HdiGFRJbTYK9qUYpzckJJw#/registration

YOUTUBE LINK: **Nantucket Planning & Economic Development Commission -December 15, 2025**

Commissioners: Abby De Molina – Chair, Michael Misurelli – Vice Chair, Nat Lowell, Dave Iverson, Hillary Rayport, Liza Hatton, Bert Johnson (absent), Joseph Topham (*present but no votes made*), Brooke Mohr, John Kitchener, and Kristina Jelleme

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

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:
Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*

III. **Approval of Agenda:**

MOTION/VOTE: Mr. Misurelli 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:
Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*

Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*

IV. Executive Session (Pursuant to MGL c. 30A, §21(a), Reason 2):

To conduct strategy sessions in preparation for negotiations with nonunion personnel / contract negotiations with nonunion personnel, specifically contract negotiations with T. Michael Burns for the Transportation Program Manager position.

MOTION/VOTE: Mr. Lowell made a motion to enter Executive Session under MGL c. 30A, §21(a)(2) for the stated purpose. The motion was seconded by Mr. Misurelli and carried.

Roll call vote:

Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*

V. Re-Convene in Open Session

The Commission reconvened in open session.

Roll call vote:

Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*
Brooke Mohr- *Aye*

VI. Action/Discussion Items RE: Transportation Program Manager Position and Contract

A. Authorization of Employment and Contract Terms for T. Michael Burns
B. Authorization of Chair to Sign Contract, if Accepted

The Chair summarized that the Commission discussed the Transportation Program Manager employment contract in Executive Session, including review of contract terms and authorization of employment.

MOTION/VOTE: Mr. Misurelli made a motion to approve the contract terms as discussed in Executive Session for T. Michael Burns, noting it is a three-year contract, and authorizing the Chair to sign the contract. The motion was seconded by Mr. Lowell and carried unanimously.

VII. Public Comment for Items Not Included on the Agenda

VIII. Minutes

- November 17, 2025

The Commission briefly addressed potential modifications to the November 17, 2025 minutes.

MOTION/VOTE: Ms. Mohr made a motion to table the November 17, 2025 minutes for further edits. The motion was seconded by Mr. Lowell and carried.

Roll call vote:
Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*

IX. Action/Discussion Items

A. Approval of Annual Cost of Living Adjustment (COLA) Personnel Action Form (PAF) for Director of Planning, Leslie Snell

The Commission discussed the proposed cost-of-living adjustment, including questions regarding the applicable process, the distinction between a COLA and a performance-based adjustment, and customary Town review and approval practices.

MOTION/VOTE: Mr. Misurelli made a motion to approve the COLA for the Director of Planning as presented. The motion was seconded by Ms. Hatton and carried.

Roll call vote:
Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Nay*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*
Brooke Mohr- *Aye*

B. Transportation Program Manager Update

TPAC Appointments (Transportation & Public Access Advisory Committee)
Mr. Burns informed the Commission that the Select Board approved the committee structure and that the NP&EDC is to appoint two representatives to serve on the committee. Commissioners discussed term structure and clarified that NP&EDC appointments are intended to be one-year terms to reflect potential changes in Commission membership.

MOTION/VOTE: Mr. Iverson made a motion to appoint Joseph Topham and Nat Lowell as the NP&EDC's two representatives to serve on TPAC. The motion was seconded by Ms. Mohr and carried.

Roll call vote:

Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*
Brooke Mohr- *Aye*

C. Ongoing NP&EDC Enabling Legislation Update

1. *Overview and Discussion of Public Forum (December 11, 2025)*
Commissioners and staff commented on the December 11, 2025 public forum, noting attendance, the role of the moderators, and overall public engagement. Commissioners summarized feedback indicating general support for the overall direction of the proposed enabling legislation and noted limited suggestions for clarification.

2. Draft Enabling Legislation
Commissioners discussed elements of the draft enabling legislation, including membership and appointment structure, residency language drawn from other statutory examples, and avenues to explore potential compromise between separate Town Meeting articles.

Public Comment:

1. Campbell Sutton stated that the forum was successful and thanked the Commission and moderators for providing the opportunity for public discussion. Sutton also emphasized the importance of presenting voters with an article they would support.

2. Kristina Ferentella stated that based on discussions with housing advocates, the Affordable Housing Trust would be the most appropriate housing-sector entity under the proposed enabling legislation.

MOTION/VOTE: Ms. Mohr moved to schedule a special meeting to discuss potential compromise regarding the enabling legislation, with an independent facilitator. The motion was seconded by Ms. Jelleme and carried.

Roll call vote:

Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*
Brooke Mohr- *Aye*

D. Committee Reports

Affordable Housing Trust: A report was provided including Tacoma Green closing documents executed (64 low/moderate income units anticipated over approximately 18 months); Lease-to-Locals administration contract awarded and FY26 appropriation anticipated for Select Board action; Rooted Renters research/implementation work; and Housing Production Plan certification status and safe harbor considerations.

Capital Program Committee: A brief update was provided regarding timing of final presentations and upcoming work on recommendations.

Rural Policy Advisory Committee / Budget: A brief update noted Select Board budget review scheduling.

X. Announcements

- **The updated 2026 meeting schedule is posted on the Town website.**
- **A joint meeting with the Select Board regarding the Cape Cod Bridges project was announced for Wednesday, January 28, 2026 at 5:30 PM, including a planned presentation.**

XI. Adjournment:

MOTION/VOTE: Ms. Mohr made a motion to adjourn. The motion was seconded by Ms. Jelleme and carried.

Roll call vote:
Dave Iverson- *Aye*
Kristina Jelleme – *Aye*
Nat Lowell – *Aye*
Vice-Chair Michael Misurelli – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Chair Abby De Molina – *Aye*
Brooke Mohr- *Aye*