

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



– NP & EDC – NOVEMBER 17, 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 - November 17, 2025](#)

Commissioners: Abby De Molina – Chair, Michael Misurelli – Vice Chair, Nat Lowell, Dave Iverson (*absent*), Hillary Rayport, Liza Hatton, Bert Johnson, Joseph Topham, Brooke Mohr (5:45pm), John Kitchener, 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*

Liza Hatton – *Aye*

John Kitchener – *Aye*

Bert Johnson – *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. Johnson, and the motion carried unanimously.

Roll call vote:

Kristina Jelleme – *Aye*

Nat Lowell – *Aye*

Vice-Chair Michael Misurelli – *Aye*

Joseph Topham – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
John Kitchener – *Aye*
Bert Johnson – *Aye*
Chair Abby De Molina – *Aye*

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

Campbell Sutton, a member of the public, provided public comment regarding meeting minutes. Sutton stated that minutes should more accurately summarize discussions, identify speakers, and clearly state conclusions. She also requested that time stamps be included to help the public locate specific discussions within meeting recordings. In addition, she asked where planning and decision-making discussions occur for transportation projects such as roadway or rotary improvements and requested that both her question and any response be reflected in the minutes. No further public comments were made.

V. Approval of Minutes:

Discussion: Commissioners discussed the minutes of August 25, September 29, and October 27, 2025. Ms. Rayport requested that the August 25 minutes be corrected to show that she voted “Aye” on Item E (public engagement plan for enabling legislation), not “Nay.”

MOTION/VOTE: Mr. Lowell made a motion to approve the minutes of August 25, September 29, and October 27, 2025, with the correction to Ms. Rayport’s vote. The motion was duly seconded by Mr. Misurelli and carried unanimously.

VI. Announcements:

- **EOHLC ADU Roadshow** – Thursday, November 20, 4:30–5:30 PM via Zoom.
- **Enabling Legislation Public Forum** – December 11 at the Nantucket Inn (time TBD), facilitated by Doug and Clinker.
- Town Communications staff are preparing outreach videos on the enabling legislation.
- **TPAC Discussion** – Select Board will consider the recommended re-organization at its December 3 meeting.
- **Tom Nevers Road MUP – MEPA Consultation Session** on November 20 from 2:00–3:30 PM.

No action was taken.

V. Action/Discussion Items:

A. Guest Speaker – Leah Hill, *Coastal Resilience Coordinator*

Discussion: Ms. Hill provided an overview of current coastal resilience projects, including pilot erosion-reduction measures, updates on the Easy Street flood mitigation planning, progress on the Francis Street Beach improvement design, and work underway at Sesachacha Pond related to shoreline stabilization and habitat enhancement. She also reported on the ongoing efforts of the Coastal Resilience Advisory Committee. Commissioners asked questions regarding design considerations, permitting, and project timelines. No action was taken.

B. Transportation Program Manager Update

Discussion: Mr. Burns reviewed correspondence regarding the Tom Nevers Road Multi-Use

Path, including a recent abutter letter requesting reconsideration of the approved alignment and the Town's response indicating that the project has undergone an extensive public process and will proceed as previously approved. He then provided an update on the Milestone Rotary and Nobadeer Farm Road improvement designs, noting that MassDOT is still incorporating staff comments and will schedule a public informational session once revised plans are available. Commissioners discussed the importance of community input, design considerations related to vehicle size, pedestrian safety, and the timing of public review. Campell Sutton provided comment during this discussion regarding public engagement in transportation planning, pedestrian safety considerations, and the need for clearer communication about where and how transportation design decisions are made. No action was taken.

C. Committee Reports

Discussion: Ms. Mohr reported that the NP&EDC appointed seat on the Contract Review Committee of Human Services remains vacant and noted her intention to request that the Select Board consider a warrant article allowing the Commission to appoint a member or designee to ensure the seat can be filled. Staff also reported that no new information has been released regarding the Seasonal Communities regulations but anticipates an update following an upcoming meeting. No other committee reports were offered and no action was taken.

VII. Adjournment:

MOTION/VOTE: Mr. Misurelli made a motion to adjourn the meeting. The motion was duly seconded by Ms. Hatton, 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*

Liza Hatton – *Aye*

John Kitchener – *Aye*

Bert Johnson – *Aye*

Chair Abby De Molina – *Aye*