

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



NP & EDC – June 29, 2026 @ 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_XAi9d9DERpWHPZA7y796hg#/registration

YOUTUBE LINK: [Nantucket Planning & Economic Development Commission - June 29, 2026 - YouTube](#)

Commissioners: Abby De Molina - Chair, Michael Misurelli - Vice Chair (Absent), Nat Lowell, Dave Iverson, Dawn Hill (Left at 7:10pm), Brian Borgeson (Absent), Liza Hatton, Bert Johnson (Arrived at 5:13pm and left at 7:15pm), Joseph Topham (Arrived at 5:27pm) and Kristina Jelleme

Staff: Leslie Snell - Director of Planning, Megan Trudel – Deputy Director of Planning, Mike Burns - Transportation Program Manager

I. Call to Order:

Chair De Molina called the meeting to order at 5:05 PM.

II. Establishment of Quorum:

A quorum was established.

Roll call vote:

Commissioners present:

Dave Iverson – *Aye*

Nat Lowell – *Aye*

Kristina Jelleme – *Aye*

Dawn Hill – *Aye*

Liza Hatton – *Aye*

Chair Abby De Molina – *Aye*

III. Approval of Agenda:

MOTION/VOTE: Mr. Iverson made a motion to approve the agenda. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Dave Iverson – *Aye*

Nat Lowell – *Aye*

Kristina Jelleme – *Aye*
Dawn Hill – *Aye*
Liza Hatton – *Aye*
Chair Abby De Molina – *Aye*

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

V. Minutes

- June 23, 2025
- November 17, 2025
- May 28, 2026

MOTION/VOTE: Mr. Iverson made a motion to approve the minutes. The motion was duly seconded by Ms. Hatton and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Dawn Hill – *Aye*
Liza Hatton – *Aye*
Chair Abby De Molina – *Aye*

VI. Announcements:

- The Commission will hold its regularly scheduled meeting in July. The August meeting is going to be taken off schedule.
- Staff are preparing a letter in support of a housing grant application being developed by Kristie Ferrantella, Director of Housing. A copy of the letter will be provided at the next Commission meeting.

VII. Action / Discussion Items

- **Appointment of At-Large Member (3 Year Term)**
 - **Jesse Bell**

MOTION/VOTE: Mr. Lowell made a motion to approve the Appointment of Jesse Bell for the At-Large Member seat. The motion was duly seconded by Mr. Iverson and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Dawn Hill – *Aye*
Liza Hatton – *Aye*
Chair Abby De Molina – *Aye*

• **Update – Ongoing Initiatives of the Commission and Staff**

- **Advance legislative and policy initiatives:** Support NP&EDC legislation, seasonal community policy efforts, and the Article 74/Home Rule Petition through coordination with the State House, MARPA and statewide advisory councils.
- **Deliver transportation initiatives:** Advance key transportation projects, including Milestone Road, Old South Road/Nobadeer, Wauwinet and Tom Nevers shared-use paths, Pleasant Street improvements and Two Fairgrounds Road parking. Develop and implement the Town's new travel demand model with guidance from the Transportation Planning Advisory Committee (TPAC).
- **Complete major planning projects:** Manage the Town-wide Master Plan and the Madaket Area Plan update, while preparing Surfside and Brant Point as the next neighborhood planning efforts.
- **Advance housing and demographic initiatives:** Implement the seasonal population estimate in partnership with UMass Donahue and complete accessory dwelling unit (ADU) bylaw updates required under the Affordable Homes Act.
- **Support Town boards and partner agencies:** Provide technical and policy support to the Planning Board, Zoning Board of Appeals, Historic District Commission and other Town boards while collaborating with the Nantucket Historical Commission and state and regional partners.
- **Lead PLUS Department operations:** Oversee 20 full-time staff, one part-time staff and various per-diem staff as needed. Administer a departmental budget of approximately \$2.6 million, manage daily operations, and coordinate staff support for all regulatory and advisory boards within the PLUS Department.

• **Transportation Program Manager Update:**

• **Travel Demand Forecast Model – first presentation of traffic model outputs with a base year of 2019 conditions with and without recommended improvements and 2050 model outputs without improvements.**

- Consultant Sudhir Murthy (TrafInfo) provided an update on the development of Nantucket's travel demand model, which is being customized from the statewide CTPS model.
- The model will evaluate land use and transportation projects, forecast future travel conditions, and assess strategies to reduce single-occupancy vehicle travel while promoting transit, walking and bicycling.
- Recent work included refining Traffic Analysis Zones (TAZs), updating the roadway network with Town traffic data, incorporating year-round NRTA service and calibrating the model to reflect local travel patterns. The base-year model now aligns with observed traffic conditions within

approximately 2 percent.

- The next phase will develop a peak-season model and evaluate 2050 growth scenarios to identify future congestion and test transportation demand management (TDM) and land use strategies.
- Commissioners recommended a field visit for the consultant to observe local traffic conditions and key congestion areas firsthand. Base-year and peak-season results are expected in July, future scenario analyses in September, and the final report and user guide in October.

• FFY 2026 Unified Planning Work Program (UPWP) – review reallocation request for MassDOT approval (votes may be taken).

- Mr. Burns presented a mid-year FY2026 UPWP budget reallocation to better align funding with actual staff time and workload. The proposed adjustment shifts funds from data collection and long-range planning activities to administrative and project implementation tasks without changing the program's overall priorities. The Commission was asked to approve the revised budget for submission to MassDOT.

MOTION/VOTE: Mr. Lowell made a motion to approve the FFY 2026 UPWP budget reallocation as presented. The motion was duly seconded by Ms. Jelleme and the motion carried unanimously.

Dave Iverson – *Aye*

Nat Lowell – *Aye*

Kristina Jelleme – *Aye*

Dawn Hill – *Aye*

Liza Hatton – *Aye*

Bert Johnson – *Aye*

Joseph Topham – *Aye*

Chair Abby De Molina – *Aye*

• Draft FFY 2027 Unified Planning Work Program (UPWP) – close 21-day public review period and approve draft UPWP (votes may be taken). <https://nantucket-ma.civilspace.io/en/projects/unified-planning-work-program-upwp>

- Mike, Transportation Program Manager, presented the draft FFY 2027 UPWP, which includes a proposed budget of \$343,799, reflecting a 2% increase over the previous year. The UPWP continues funding for core transportation planning, data collection, project implementation, travel demand modeling, multimodal improvements and technical support for Town boards. During the public review period, 13 comments were received, generally supporting the proposed work while highlighting continued concerns about congestion and safety on Old South Road,

Nobadeer Farm Road, and Milestone Road. The Commission was asked to close the public review period and approve the FFY 2027 UPWP.

MOTION/VOTE: Ms. Jelleme made a motion to approve the draft FFY 2027 UPWP and close public review period. The motion was duly seconded by Mr. Iverson and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Dawn Hill – *Aye*
Liza Hatton – *Aye*
Bert Johnson – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*

• **Upcoming Public Outreach Events for Transportation Projects:**

- 2FG Long-Term Parking Options – Select Board Workshop – July 8, 2026
- Tom Nevers Road Multi-Use Path Public Forum – July 15, 2026
- Travel Demand Forecast Model, Part 2 – July 27, 2026
- Wauwinet Road Multi-Use Path Public Forum – August 12, 2026
- Travel Demand Forecast Model third presentation – September 2026
- Milestone Road Improvements – September / October 2026

• **Transportation and Public Access Advisory Committee (TPAC) Update**

- Mr. Burns explained that the TPAC will serve as the primary advisory body on transportation issues, providing guidance on right-of-way and public access matters, transportation project priorities and regional planning documents, including the UPWP, TIP and Long-Range Transportation Plan (LRTP). TPAC will also function as the steering committee for the upcoming LRTP update helping establish goals, evaluating future scenarios using the new travel demand model and prioritize projects that reflect community needs and local transportation conditions.

VIII. Executive Session (Pursuant to MGL c. 30A, §21(a))

MOTION/VOTE: Ms. Hatton made a motion to convene in executive session and to return to open session to approve the minutes from the December 15, 2025 executive session; to conduct strategy sessions in preparation for negotiations with nonunion personnel for the proposed contract amendment negotiation with Megan Trudel, Deputy Director of Planning; and ; to conduct strategy sessions in preparation for negotiations with nonunion personnel for the proposed contract negotiation with Leslie Snell, Director of Planning. The motion was duly seconded by Mr. Iverson and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Dawn Hill – *Aye*
Liza Hatton – *Aye*
Bert Johnson – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*

Executive session convened at 6:10pm.

- Reason 7: To comply with or act under the authority of any general or special law or federal grant-in-aid requirements (release Minutes from Executive Session on December 15, 2025) (votes may be taken)
- Reason 2: To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (contract amendment negotiation with Megan Trudel, Deputy Director of Planning) (votes may be taken)
- Reason 2: To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (contract negotiation with Leslie Snell, Director of Planning) (votes may be taken)

IX. Re-Convene in Open Session:

Open session re-convened at 7:27pm

X. Action/Discussion Items:

- **Approval and Release of Minutes from Executive Session on December 15, 2025**

MOTION/VOTE: Mr. Iverson made a motion to approve and release minutes from Executive Session on December 15, 2025. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Liza Hatton – *Aye*
Bert Johnson – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*

- **Authorization of the three-year Employment Agreement and Contract Terms for Director of Planning, Leslie Snell**
- **Authorization of Chair to sign Employment Agreement, if accepted**

MOTION/VOTE: Mr. Iverson made a motion to authorize the three-year Employment Agreement and contract terms for Planning Director, Leslie Snell and to authorize the Chair to sign Employment Agreement on behalf of the Commission. The motion was duly seconded by Ms. Hatton and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Liza Hatton – *Aye*
Bert Johnson – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*

- **Authorization of Contract Amendment for Deputy Director of Planning, Megan Trudel**
- **Authorization of Chair to sign Contract Amendment, if accepted**

MOTION/VOTE: Ms. Hatton made a motion to authorize the Contract Amendment for Deputy Director of Planning, Megan Trudel which would extend contract to the end of FFY 2028 (June 30, 2028) and to authorize the Chair to sign the Contract Amendment on behalf of the Commission. The motion was duly seconded by Ms. Jelleme and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Liza Hatton – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*

XI. Adjournment:

MOTION/VOTE: Ms. Jelleme made a motion to adjourn. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Dave Iverson – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
Liza Hatton – *Aye*
Joseph Topham – *Aye*
Chair Abby De Molina – *Aye*