NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

NP & EDC – February 17th, 2026 @ 5:00PM APPROVED MINUTES

Remote Participation via Webinar

LINK TO MEETING:
https://us06web.zoom.us/j/84340562170?pwd=8e1dD3PDCkUjpK7V8mpivAWZky6Rmu.1

YOUTUBE LINK: NP&ED Meeting - 2/17/2026

Commissioners: Abby De Molina – Chair (Left at 6:47pm), Michael Misurelli - Vice Chair, Nat Lowell, Dave Iverson, Liza Hatton, Bert Johnson (Left at 6:59pm), Joseph Topham, Kristina Jelleme, Hillary Rayport, John Kitchener and Brooke Mohr

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 5:00 PM.

II. **Establishment of Quorum:**
A quorum was established.

Commissioners present:
Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

III. **Public Comment for Items Not Included on the Agenda:**

IV. **Approval of Agenda:**

- **MOTION/VOTE:** Mr. Kitchener made a motion to approve the agenda. The motion was duly seconded by Mr. Misurelli and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

V. Announcements:

- **Public information session re: Milestone Rotary and intersection at Milestone and Nobadeer Farm Rd**
    - Mr. Burns reported that the project remains in the pre-25% conceptual design phase and is being led by MassDOT with consultant Fuss & O'Neill.
    - An initial coordination meeting was held with the Chair of the Historical Commission and the Preservation Planner to identify historic and aesthetic considerations prior to a public informational meeting. A meeting with Land Bank staff is also planned to discuss their comments and concerns.
    - Responding to Commissioner Ms. Rayport's request for a public project webpage and early access to project plans, Mr. Burns stated that project materials are not yet available for public release, and a project webpage has not been created. The public informational meeting has not yet been scheduled. Additional information will be provided once the conceptual design and project timeline are further developed.

- **NP&EDC video - [Link to Video]**
    - Ms. Snell announced that a new NP&EDC informational video is available through the link provided in the agenda's announcements section. The video offers an overview of the Commission's purpose, responsibilities and role as the regional planning agency. Commissioners were encouraged to view the video.

- **Reminders – Open Meeting Law, Code of Conduct and Procedure for Contacting Town Counsel**
    - Open Meeting Law:
        - Commissioners were reminded to avoid inadvertent violations of the Open Meeting Law, particularly through email communications. Members were advised not to engage in

"rolling meetings" or substantive deliberations via group email outside of properly posted public meetings and to exercise caution when responding to group email threads.

- Code of Conduct:
  - Commissioners were reminded of their commitment to adhere to the Commission's Code of Conduct and were encouraged to review it periodically to remain familiar with its expectations.
- Requests for Town Council
  - Commissioners were reminded that individual members should not contact Town Counsel directly. Requests for legal guidance must be directed to the Chair, who will confer with Ms. Snell. Any request for assistance from Town Council must be approved by the Town Manager before legal council is contacted. Members were encouraged to remain vigilant in following this established procedure.

VI. <u>Minutes:</u>

- **December 11, 2025**
- **December 15, 2025**
- **January 6, 2026**

- **MOTION/VOTE:** Mr. Misurelli made a motion to approve the agenda. The motion was duly seconded by Mr. Lowell and the motion carried 9-2, 2 *Nay*.

<u>Roll call vote:</u>

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Nay*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Nay*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

VII. <u>Action / Discussion Items:</u>

A. **Presentation – Overview of the Massachusetts Integrate Land Use Strategy (MILUS) –** *Kurt Gaertner, Assistant Secretary for Environmental Policy, Executive Office of Energy & Environmental Affairs*

- Mr. Gaertner gave an overview of the Commonwealth's Integrated Land Use Strategy, a statewide, data-driven planning initiative intended to coordinate land use priorities, including housing production, land conservation, and renewable energy siting, through a GIS-based planning tool. The Commonwealth has contracted with regional planning agencies, including NP&EDC, to support data collection and local engagement. Staff outlined the next phases of public engagement, including an open house to review the data layers and methodology, followed by the presentation of draft strategy recommendations for public comments.

- Commissioners discussed Nantucket's unique land use circumstances, noting that approximately 60 percent of the island is permanently protected and expressing concern that statewide initiatives may not adequately reflect the needs of island communities. Commissioners emphasized the importance of ensuring that Nantucket's perspective is considered early in the planning process. Staff acknowledged these concerns, encouraged continued communication throughout the process, and noted that a written summary and recorded presentation had previously been distributed. Staff agreed to recirculate the presentation link to the Commission.

B. **Transportation Program Manager Update**

- **Travel Demand Forecast Model – Presentation of scope of work and status of model development, and utility of the model**
    - Mr. Burns and consultant Sahir Murthy of TrafInfo presented an overview of the Nantucket Travel Demand Forecast Model. The model is being adapted from the statewide CTPS/MassDOT travel demand model and incorporates local roadways, transit, ferry, land use and seasonal (summer and off-season) data.
    - Staff explained that the model will be used to evaluate transportation capital projects, development impacts, and potential mode-shift scenarios, including strategies to reduce single-occupancy vehicle travel. A demonstration of the base model is anticipated in June, followed by a joint meeting with the Select Board to review model scenarios and potential applications.
- **Acceptance of Safety Performance Measure (PM1) Targets as recommended by MassDOT (addresses fatalities, serious injuries, and non-motorist serious injuries and fatalities)**
    - Christina Mendoza of the MassDOT Office of Transportation Planning presented the proposed 2022–2026 statewide PM1 safety performance targets, including five-year rolling average targets for the number and rate of roadway fatalities, the number and rate of serious injuries, and the combined number of non-motorized fatalities and serious injuries. She reviewed recent statewide trends, the methodology used to establish the targets, and MassDOT's long-term goal of eliminating roadway fatalities.
    - Mr. Burns presented Nantucket's recent crash, fatality, and serious injury trends and reviewed the NP&EDC's adopted safety goals, which call for a 50 percent reduction in fatal and serious injuries by 2030 and a 75 percent reduction by 2040.

- **MOTION/VOTE:** Mr. Iverson made a motion to accept the statewide PM1 safety performance targets as presented by MassDOT. The motion was duly seconded by Mr. Johnson and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

- **Authorize Chair to sign a letter of support for a Nantucket Regional Transit Authority BUILD Grant application for preliminary design of a new maintenance facility**

- **MOTION/VOTE:** Ms. Mohr made a motion to authorize the Chair to sign the letter of support for NRTA BUILD Grant application. The motion was duly seconded by Mr. Misurelli and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

A. **Technical Assistance for Regional Planning Agencies "TARPA",** *authorize Director of Planning to sign contract*

- Ms. Snell reported that the state's Transportation and Roadway Planning Assistance (TARPA) program has resumed after a temporary pause. NP&EDC was awarded $33,333.33 in TARPA funding, which is separate from and in addition to its annual District Local Technical Assistance (DLTA) allocation.

She explained that, unlike DLTA funding, TARPA funds are restricted to providing technical assistance to the Town for federally funded transportation projects. She noted that previous TARPA funding had supported the Surfside water extension project.

- Ms. Snell requested that the Commission authorize the Director of Planning to execute the TARPA contract on behalf of NP&EDC.

- **MOTION/VOTE:** Ms. Johnson made a motion to authorize the Director of Planning to execute the TARPA contract on behalf of the NP&EDC. The motion was duly seconded by Mr. Misurelli and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Aye*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Michael Misurelli – *Aye*
Chair Abby De Molina – *Aye*

A. **Warrant Articles 74 and 75 of Nantucket 2026 Annual Town Meeting**

- **Procedural logistics of a compromise motion for Annual Town Meeting**
- **Discussion and vote of potential compromise framework and ground rules**
- **Discussion of compromise proposal(s),** *votes may be taken*
  - The Commission discussed a potential compromise between Articles 74 and 75, reviewing areas of agreement and disagreement regarding Commission composition and membership requirements.

- **MOTION/VOTE:** Ms. Mohr made a motion to approve a 13-member NP&EDC board composed of two Planning Board members, five At-Large members including one Business-Sector representative and one elected At-Large member as well as six Sector / Board representatives. Motion also included the adoption of language presented. The motion was duly seconded by Mr. Iverson and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Abstained (Absent)*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Acting Chair Michael Misurelli – *Aye*
Chair Abby De Molina – *Abstained (Absent)*

A. **Nantucket Annual Town Meeting 2026, Warrant Articles of Regional Planning Concern**

- Ms. Snell reviewed selected Annual Town Meeting articles with potential regional planning and economic development implications.

- **MOTION/VOTE:** Ms. Mohr made a motion to recommend the adoption of Articles 66 and 69. The motion was duly seconded by Ms. Jelleme and the motion carried unanimously.

Roll call vote:
Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Abstained (Absent)*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Acting Chair Michael Misurelli – *Aye*
Chair Abby De Molina – *Abstained (Absent)*

- **MOTION/VOTE:** Mr. Iverson made a motion to recommend the adoption of Article 42. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

Roll call vote:
Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*

Bert Johnson – *Abstained (Absent)*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Acting Chair Michael Misurelli – *Aye*
Chair Abby De Molina – *Abstained (Absent)*

VIII. Adjournment

- **MOTION/VOTE:** Ms. Mohr made the motion to adjourn at 8:16pm. The motion was duly seconded by Ms. Jelleme and the motion carried unanimously.

Roll call vote:
Dave Iverson – *Aye*
Joseph Topham – *Aye*
Nat Lowell – *Aye*
Kristina Jelleme – *Aye*
John Kitchener – *Aye*
Brooke Mohr – *Aye*
Bert Johnson – *Abstained (Absent)*
Hillary Rayport – *Aye*
Liza Hatton – *Aye*
Acting Chair Michael Misurelli – *Aye*
Chair Abby De Molina – *Abstained (Absent)*