



NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



NP & EDC – March 23rd, 2026 @ 5:00PM APPROVED MINUTES

Remote Participation via Webinar

LINK TO MEETING:

<https://us06web.zoom.us/j/81935721657?pwd=dKza7q7tvcBeMphvPo5boQ2zxnsCIY.1>

YOUTUBE LINK: [NP&EDC meeting March 23, 2026](#)

Commissioners: Abby De Molina – Chair, Michael Misurelli - Vice Chair, Nat Lowell, Dave Iverson, Liza Hatton, Bert Johnson, Joseph Topham (Absent), Kristina Jelleme (Absent), 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*

Nat Lowell – *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. **Approval of Agenda:**

A. 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*

Nat Lowell – *Aye*

John Kitchener – *Aye*

Brooke Mohr – *Aye*

Bert Johnson – *Aye*

Hillary Rayport – *Aye*

Liza Hatton – *Aye*

Michael Misurelli – *Aye*

Chair Abby De Molina – *Aye*

IV. Public Comment for Items Not Included on the Agenda:

V. Announcements:

A. Four-way stop sign pilot program for Surfside Road at Miacomet Road / Surfside Drive

- The Commission received an update from Mr. Burns regarding the Select Board's approval of a pilot four-way stop at the intersections of Surfside Road with Miacomet Road and Surfside Drive, consistent with the Traffic Safety Action Plan and neighborhood requests. Mr. Burns reported that advance signage would be installed on April 3, with the pilot scheduled to begin on the morning of April 6 and continue through May 4. At the conclusion of the pilot, the Select Board will evaluate the results and determine whether to make the traffic control changes permanent. Mr. Burns also noted that public input would be collected throughout the pilot via the Town's ZenCity engagement platform, including a survey and public comment board, and that a summary of the feedback would be provided to the Select Board. During discussion a commissioner suggested using cameras during peak traffic periods to observe intersection operations which staff acknowledged as a potential consideration for future evaluations.

VI. Action / Discussion Items:

A. Guest Speaker- Rachael Freeman, Executive Director, Nantucket Islands Land Bank

- Ms. Freeman provided an overview of the Land Bank's mission, governance and evolving priorities. She explained that the Land Bank is a county entity funded through a real estate transfer fee to support land conservation, recreation, agriculture and currently manages approximately 3,500 acres under the oversight of five elected commissioners.
- Ms. Freeman noted that the organization is transitioning from a primary focus on land acquisition to strategic partnerships that advance broader

community goals, including food security, recreation, housing and environmental mitigation. She also outlined the Land Bank's statutory limitations regarding the transfer of real estate interests and funding for non-authorized uses. Looking ahead, she highlighted the development of a new strategic planning and public engagement process, noting that any future indoor recreation facility would require policy changes and state approval.

B. Letter of Support to MassDOT District 5 RE: Land Bank's Highway Access Permit onto Milestone Road for the Proposed Bike Park, Authorize the Chair to sign

- Ms. Freeman requested the NP&EDC's support for a new curb cut on Milestone Road to provide primary access to the planned bike park. The proposed access would shift parking from Barnard Valley Road to the bus stop area and help minimize habitat impacts. Barnard Valley Road may remain as a one-way emergency access/exit. In response to a question from Ms. Rayport, Ms. Freeman confirmed the proposal includes only one new curb cut on Milestone Road; the angled opening shown on the plan is a path connection, not a second curb cut.

MOTION/VOTE: Ms. Mohr made a motion to approve staff to draft a letter of support for the Land Bank's additional curb cut request on Milestone Road. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*

Nat Lowell – *Aye*

John Kitchener – *Aye*

Brooke Mohr – *Aye*

Bert Johnson – *Aye*

Hillary Rayport – *Aye*

Liza Hatton – *Aye*

Michael Misurelli – *Aye*

Chair Abby De Molina – *Aye*

C. Transportation Program Manager Update

- **FFY 2026 – 2030 Transportation Improvement Program (TIP) – approve Adjustment to funding source for bus replacements in the FFY 2026 to 2028 and van replacement in FFY 2029 of the Transit Program**
 - Mr. Burns presented an adjustment to the FFY 2026–2030 TIP transit program to reallocate NRTA capital funding in FFY 2026–2028 from the RTA Cap line to FTA 5339 funds and revise the funding split for van replacements, with no change

to total funding. Christina Mendoza (MassDOT) clarified that only the federal share is flexible, while the state share serves as the required match.

MOTION/VOTE: Mr. Johnson made a motion to approve Adjustment #1 to the TIP transit program as presented by staff. The motion was duly seconded by Mr. Misurelli and the motion carried unanimously.

Roll call vote:

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

- **FFY 2027 – 2031 Transportation Improvement Program (TIP) – review funding scenario for transportation investments to be used for the draft TIP**
 - Mr. Burns reviewed the draft FFY 2027–2031 TIP. With no highway projects expected to be design-ready in FFY 2027–2028. Mr. Burns proposed flexing approximately \$600,000 annually in federal highway funds to the NRTA for vehicle replacement. FFY 2029–2030 would remain unprogrammed, while FFY 2031 would include the Milestone Rotary Reconstruction project. Members discussed the need to advance smaller roadway and safety projects, and staff noted that flexing funds ensures the region continues to use its federal allocation while future projects progress. No action was taken. Staff will return with the draft TIP and a proposed 21-day public review period at a future meeting.
- **FFY 2027 Unified Planning Work Program (UPWP) – review draft budget and major tasks to be included in draft UPWP**
 - Mr. Burns presented the proposed FFY 2027 UPWP, outlining regional transportation planning activities, including safety initiatives, Complete Streets coordination, travel demand strategies, project development and ongoing technical assistance. Members discussed staff time allocation, with Ms. Rayport requesting greater transparency on how time is distributed among UPWP tasks. Br. Burns agreed to provide a mid-year reallocation request supported by staff time, data and additional detail on activities within each UPWP category.

D. Committee Reports

- Ms. Trudel reported that Senator Cyr has introduced a Seasonal Communities 2.0 bill. Staff will be reviewing the draft internally this week with Town Administration and the Housing Office; it contains several promising components and one or two areas of concern. Ms. Trudel also noted ongoing work with other Regional Planning Agencies (RPAs) on model bylaws related to seasonal communities, which are nearing completion but not yet ready for public release.
- Mr. Lowell reported the Steamship's MV Iyanough Fast Ferry is coming back on March 30th.
- Ms. Mohr reported that she is serving as the Select Board representative on the Recreation Facilities Working Group and will keep the Commission informed as its work progresses.
- Ms. Rayport reported she attended a Citizen Planner Training Collaborative (CPTC) session, where she learned about the state's "State Lands for Homes" initiative and noted that some underutilized state-owned parcels on Nantucket may present future housing opportunities.

VII. Adjournment

A. MOTION/VOTE: Mr. Misurelli made the motion to adjourn at 6:08pm. The motion was duly seconded by Ms. Mohr and the motion carried unanimously.

Roll call vote:

Dave Iverson – *Aye*

Nat Lowell – *Aye*

John Kitchener – *Aye*

Brooke Mohr – *Aye*

Bert Johnson – *Aye*

Hillary Rayport – *Aye*

Liza Hatton – *Aye*

Michael Misurelli – *Aye*

Chair Abby De Molina – *Aye*