

From: [Denice Kronau](#)
To: [David Pumphrey](#)
Cc: [Stephen Maury](#); [Mariya Basheva](#); [Brian Turbitt](#)
Subject: Re: A brief note in support of Article 81 for SUSTAINABLE growth
Date: Tuesday, February 1, 2022 8:01:09 AM

Dear Mr. Pumphrey,

Thank you for your email; I have forwarded it to the rest of the committee members.

We will take your comments into consideration when we discuss the article during our upcoming meeting on 2/3/22 at 4PM.

Thank you for your civic engagement!

Kind regards,
Denice

From: David Pumphrey <dapumphrey@gmail.com>
Sent: Tuesday, February 1, 2022 7:32:09 AM
To: Denice Kronau
Subject: A brief note in support of Article 81 for SUSTAINABLE growth

Dear Mrs. Kronau:

I write to support article 81, ***Amend the NP&EDC Special Act***, which gives Nantucket voters a more direct voice in the Island's long range planning.

It will ensure sustainable growth, rather than growth at any cost (i. e., 'growth' fertilised by Greed and Speculation), and will protect Nantucket's cultural heritage, natural God-given Beauty, and Quality of Life for all residents.

I support Article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

In good faith,

Dave Pumphrey
4 Westminster Street
Nantucket,
Massachusetts 02554
Telephone: 646.647.4860

From: [Denice Kronau](#)
To: [barbara white](#)
Cc: [Brian Turbitt](#); [Stephen Maury](#); [Mariya Basheva](#)
Subject: Re: Article 81
Date: Tuesday, February 1, 2022 8:02:07 AM

Dear Ms. White,

Thank you for your email; I have forwarded it to the rest of the committee members.

We will take your comments into consideration when we discuss the article during our upcoming meeting on 2/3/22 at 4PM.

Thank you for your civic engagement!

Kind regards,
Denice

From: barbara white <bw_cps22@yahoo.com>
Sent: Tuesday, February 1, 2022 7:34:22 AM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Article 81

I am writing this in support of Article 81 to make the Nantucket Planning and Economic Development Commission more accountable to the public by changing its structure. This includes the election, rather than the appointment, of 3 commissioners. It also includes re-instating the Director of the DPW on the Commission and the inclusion of a member of the Nantucket Historical Commission.

I hope that you give this article serious consideration.

Sincerely,

Barbara

Note: I am a non-voting alternate on the Nantucket Historical

From: [Denice Kronau](#)
To: [Tom Montgomery](#)
Cc: [Brian Turbitt](#); [Mariya Basheva](#); [Stephen Maury](#)
Subject: Re: Support for Article 81 for SUSTAINABLE growth
Date: Tuesday, February 1, 2022 8:04:45 AM

Dear Mr. Montgomery,

Thank you for your email; I have forwarded it to the rest of the committee members.

We will take your comments into consideration when we discuss the article during our upcoming meeting on 2/3/22 at 4PM.

Thank you for your civic engagement!

Kind regards,
Denice

From: Tom Montgomery <tom.montgomery@comcast.net>
Sent: Tuesday, February 1, 2022 7:37:04 AM
To: Denice Kronau
Cc: Brian Turbitt
Subject: Support for Article 81 for SUSTAINABLE growth

Dear Ms. Kronau:

I am a long time year round Nantucket resident, property owner and registered voter. This letter is in support of Article 81 to “amend the NP&EDC Special Act”. This article will give Nantucket voters a more direct say with regards to long range planning. It ensures Nantucket gets “sustainable” growth and will protect Nantucket’s culture & natural resources, thus maintaining our quality of life. I support Article 81 and hope the Finance Committee votes unanimously in favor to adopt it. We voters, are watching.

Sincerely,

Thomas M. Montgomery
33 N. Liberty Street
Nantucket, MA 02554

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Hillary Anapol](#)
Cc: [Stephen Maury](#); [Mariya Basheva](#); [Brian Turbitt](#)
Subject: Re: article 81
Date: Tuesday, February 1, 2022 8:12:06 AM

Dear Ms. Anapol,

Thank you for your email; I have forwarded it to the rest of the committee members.

We will take your comments into consideration when we discuss the article during our upcoming meeting on 2/3/22 at 4PM.

Thank you for your civic engagement!

Kind regards,
Denice

From: Hillary Anapol <nantucketweaver@gmail.com>
Sent: Tuesday, February 1, 2022 7:58:26 AM
To: Denice Kronau
Subject: article 81

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act". This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seeks sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,
Hillary

hillary anapol
19 madaket road
nantucket ma. 02554
508-560-1999

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Town Government Study Committee: Discussion of NPEDC
Date: Tuesday, February 1, 2022 9:28:35 AM

For our meeting on Thursday.

Thanks,

Denice

From: Andrew Vorce
Sent: Tuesday, February 1, 2022 9:08 AM
To: Megan Trudel
Cc: Denice Kronau; Leslie Snell; Nat Lowell
Subject: Fwd: Town Government Study Committee: Discussion of NPEDC

For packet: Denice FYI

From: Nat Lowell <natlowell@comcast.net>
Sent: Tuesday, April 13, 2021 7:46 PM
To: John Brescher <John@gliddenandglidden.com>
Cc: Judith Wegner <judithwegner@gmail.com>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: Re: Town Government Study Committee: Discussion of NPEDC

Hi John, I agree with Judith's thoughts here. I'm also going off island next Wednesday and back Friday night. This is not the first time this topic has come up and every time there's an agenda well beyond what one may think. Thank you John for your communication and support, Nat

Sent from my iPad

On Apr 13, 2021, at 3:56 PM, John Brescher <John@gliddenandglidden.com> wrote:

Entirely reasonable. Feel better!!

John B. Brescher, Esquire
Glidden & Brescher, P.C.
37 Centre Street / PO Box 1079

Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: Judith Wegner <judithwegner@gmail.com>
Sent: Tuesday, April 13, 2021 3:50 PM
To: John Brescher <John@gliddenandglidden.com>
Cc: Andrew Vorce <AVorce@nantucket-ma.gov>;
natlowell@comcast.net
Subject: Re: Town Government Study Committee: Discussion of
NPEDC

John: Just back from the doctor. Looks like they will want me to have further procedures in Boston, if possible next week. So I would request a later meeting date since I think Nat and I should participate together. I hope that is a reasonable request. Judith

On Tue, Apr 13, 2021 at 11:03 AM John Brescher
<John@gliddenandglidden.com> wrote:

Good morning:

We just had our weekly Town Government Study Committee and some of our members thought it beneficial to have you attend one of our upcoming meetings. We're tentatively meeting next Wednesday (4/21) at 10:30 via the ol' Zoom2 Account. If one of you could make it, that would be terrific. Of if you're indisposed and would like to make a future meeting before we disband, that would be great too.

I don't know that the discussion is on the merits of the presentation we received or if it's just for informational purposes. I know we had interviewed Andrew way back when, but I don't think we ever interviewed anyone on NPEDC. And Judith, I feel like we interviewed the former chair of the Planning Board, but I could be mistaken. It has been a few years.....

Thanks! And stay safe out there!

Best,
John

John B. Brescher, Esquire
Glidden & Brescher, P.C.
37 Centre Street / PO Box 1079

Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: Judith Wegner <judithwegner@gmail.com>

Sent: Monday, April 12, 2021 10:02 AM

To: John Brescher <John@gliddenandglidden.com>; Rick Atherton <rickatherton@comcast.net>; barnesack@comcast.net; Kristie Ferrantella <kferrantella1@gmail.com>; Kristie Ferrantella <kferrantella@nantucket-ma.gov>;

acktownconsultant@gmail.com; Tucker Holland

<tholland@nantucket-ma.gov>; Ccoast Paperhanging

<ccoastpaper@gmail.com>; czarinalinda@comcast.net

Cc: natlowell@comcast.net; Judith Wegner

<judithwegner@gmail.com>; Judith Wegner <jwegner@nantucket-ma.gov>

Subject: Town Government Study Committee: Discussion of NPEDC

Dear Members of the Nantucket Government Study Committee:

We have heard informally that the Study Committee has or might plan to engage in discussion of restructuring or other modification of the NPEDC. In our view, the information that we understand you have received to date fails accurately to characterize the Commission's mission or its structure, among other flaws. For now, we want simply to set the record straight on these two points, without giving undue significance to the views of a single individual who has asserted the virtues of major reforms. We would ask that we have the opportunity to be involved in any further discussion, if in fact you intend to pursue this issue further.

Mission:

- Regional planning agencies are created pursuant to state legislation. Nantucket's NPEDC was created by special legislation after being authorized by a home rule petition voted affirmatively at town meeting. As a result, changes would have to proceed once again through town meeting and the state legislature. Other regional planning agencies are typically much larger, better funded, with more staff, and with responsibilities associated with coordinating among adjacent locales including multiple municipalities. For example, the Vineyard's Commission is responsible for an area that includes six separate towns. Nantucket is an island with only a single town, so the particulars of the NPEDC are in important ways distinctive. It would be a mistake to assume that what works for the Boston or Cape Cod or even the Vineyard regional commissions applies readily here.
- Among other things, NPEDC and other regional planning

agencies operate as “metropolitan planning organizations” (MPO) mandated by federal law as a means of facilitating transportation and transit planning and tapping federal and state funds for eligible projects within their jurisdictions. We believe Nantucket is fortunate to have been allowed to have its own regional planning organization since otherwise any available state and federal funding for transportation purposes would only be allocated if approved through another larger MPO that likely would not understand local needs and would likely allocate funding to other competing communities within its jurisdiction. The proponent of reform does not seem interested or aware of these consequences.

- The Planning Board is authorized by state statute (chapter 41, section 81D) to develop the community’s master plan. It works with the NPEDC which in turn, pursuant to its authority, coordinates work on small area plans for different parts of the island where there is need and desire by residents to address targeted issues relevant to the overall Master Plan. The NPEDC is not the ultimate authority for planning on the Island, but was constituted to include all elected members of the Planning Board to facilitate coordination on planning.

Structure

- The NPEDC is primarily composed of elected officials. Planning Board members are elected on Nantucket with the understanding that they serve both on the Planning Board itself and on the NPEDC. Other members are designated by elected officials in other elected bodies (Select Board/County Commissioners which designates one of their members to serve on the NPEDC), the Housing Authority (an elected board which designates a representative), the Conservation Commission (a board appointed by the Select Board with a member designated by the Select Board to serve on the NPEDC), for a total of 8 out of 11 members. Three members at large members are elected by the Commission, following an open application process, to provide additional relevant perspectives. Thus the characterization you have had that the NPEDC is not composed of elected representatives is flatly incorrect and misleading. The NPEDC as currently composed reflects the Nantucket view that there should be close accountability of key town government entities to the electorate. The regional commissions that have been proposed as “superior” to the current NPEDC cover much larger areas, and have multiple towns, so they lack the opportunity to maintain that kind of close connection to the electorate.
- The relationship between the NPEDC and the town is incorrectly described in the information provided to you to date. There is a memorandum of understanding in place that governs the role of the NPEDC on behalf of the town and the relationship of the Town Manager and Planning Director. The NPEDC does NOT appropriate funds from the Treasury of Nantucket. The characterization of the Novak Consulting

Report is incorrect in that that report only suggested further consideration of the question of the relationship between the town and NPEDC and clearly did not recommend a change. This matter was indeed discussed with town administration after the submission of that report. It is surprising to see someone wholly uninvolved in these discussions try to cite the report as reaching definitive conclusions to the contrary.

In our shared experience, the following considerations should be borne in mind. We are one town and have regulatory boards in place that work together. There is a fantastic balance of different perspectives from those boards represented on the NPEDC. The 2012 memorandum of understanding with the town creates an effective working matrix. The current arrangement provides key financial support to the town, covering the salary of a transportation manager and leveraging available state and federal funding for transit. Changing the mission or structure of the NPEDC would likely require action at town meeting and by the state legislature, and would deny the town of an effective means of collaboration and needed funds. We ask that you bear these factors in mind as you decide whether, and under what auspices, you might recommend action changing the NPEDC as it currently exists.

Sincerely,

Nat Lowell, Chair, NPEDC
Chair, Nantucket Planning Board

Judith W. Wegner,

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Judith Wegner
[50 Quidnet Road](#)
[Nantucket, MA 02554](#)
judithwegner@gmail.com
(919) 280-5608

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Judith Wegner
50 Quidnet Road
Nantucket, MA 02554
judithwegner@gmail.com
(919) 280-5608

From: [Denice Kronau](#)
To: [Frances](#)
Cc: [Brian Turbitt](#); [Stephen Maury](#); [Mariya Basheva](#)
Subject: Re: Support article 81
Date: Tuesday, February 1, 2022 9:42:13 AM

Thank you Ms. Karttunen.

I have forwarded your email to the rest of the committee members and we will take your comments into consideration when we discuss it on 2/3/22.

Many thanks for your civic engagement,

Denice

From: Frances <karttu@comcast.net>
Sent: Tuesday, February 1, 2022 9:37:05 AM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Support article 81

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act" and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,

Frances Karttunen

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Support Article 81 for SUSTAINABLE growth
Date: Tuesday, February 1, 2022 11:21:34 AM

@Mariya,

You might want to wait to post these emails to the agenda until first thing Thursday morning as I believe we will be getting more. Entirely up to you and if you need to post before, of course you can.

Thank you,

Denice

From: Pammy Griffin <pammygriffin@me.com>
Sent: Tuesday, February 1, 2022 10:37 AM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Support Article 81 for SUSTAINABLE growth

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act". This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seeks sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,

Pammy Griffin

54 Cliff Road
Nantucket, MA 02554

pammygriffin@me.com

From: [Denice Kronau](#)
To: [Lindsley Matthews](#)
Cc: [Brian Turbitt](#); [Stephen Maury](#); [Mariya Basheva](#)
Subject: Re: Support for Article 81
Date: Tuesday, February 1, 2022 2:27:49 PM

Dear Ms. Matthews,

Thank you for your email and we will take your comments under consideration when we discuss this article on 2/3/22.

Thank you for your civic engagement,

Denice

From: Lindsley Matthews <lindsleymatthews@gmail.com>
Sent: Tuesday, February 1, 2022 2:18:07 PM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Support for Article 81

Subject: Support Article 81 for SUSTAINABLE growth

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act". This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seeks sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,
Lindsley Matthews

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Shirley Rayport](#); [Stephen Maury](#); [Mariya Basheva](#)
Subject: Re: Support article 81, for SUSTAINABLE growth
Date: Tuesday, February 1, 2022 2:29:33 PM

Dear Ms. Rayport,

Thank you for your email and we will take your comments into consideration when we discuss this article on 2/3/22.

Kind regards,
Denice

From: Shirley Rayport <sfrayport@sbcglobal.net>
Sent: Tuesday, February 1, 2022 1:12:50 PM
To: Denice Kronau; bturnia@nantucket-ma.gov; Stephen Maury
Subject: Support article 81, for SUSTAINABLE growth

Dear Nantucket supporter,

I am writing to support article 81, “amend the NP and EDC Special Act.” This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seek sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,

Shirley Rayport

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Support Article 81
Date: Tuesday, February 1, 2022 3:48:12 PM

From: Will Willauer <will@willauer.com>
Sent: Tuesday, February 1, 2022 2:57 PM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Support Article 81

Greetings,

I fully support article 81 and am counting on the Finance Committee to give it a favorable recommendation.

Thanks you,

Will Willauer

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Roxane Jones](#)
Cc: [Brian Turbitt](#); [Stephen Maury](#); [Mariya Basheva](#)
Subject: Re: Support Article 81
Date: Tuesday, February 1, 2022 3:50:00 PM

Dear Ms. and Mr. Jones,

Many thanks for your email and we'll take your comments into consideration when we discuss it on 2/3/22.

Thank you for your civic engagement.

Kind regards,

Denice

From: Roxane Jones <roxandbill@gmail.com>
Sent: Tuesday, February 1, 2022 2:58:26 PM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Support Article 81

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act". This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seeks sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,
Roxans and William Jones
Box 410
Siasconset, Ma 02564

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: article 81
Date: Tuesday, February 1, 2022 3:55:42 PM

From: Joseph Arvay <jmarvay1@gmail.com>
Sent: Tuesday, February 1, 2022 3:51 PM
To: Denice Kronau
Subject: article 81

Subject: Support Article 81 for SUSTAINABLE growth

Dear Ms. Kronau:

I'm writing to support article 81, "amend the NP&EDC Special Act". This article gives Nantucket voters more direct say in long range planning. It will ensure that Nantucket seeks sustainable growth, rather than growth at any cost, and it will protect our cultural and natural resources and quality of life. I support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Sincerely,

Dr. Joseph and Kathy Arvay
11 Front Street
Sconset

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Article 81
Date: Wednesday, February 2, 2022 10:20:14 AM

From: cindy garrison <garrison.cindy02@gmail.com>
Sent: Tuesday, February 1, 2022 8:21 PM
To: Denice Kronau
Cc: Stephen Maury
Subject: Article 81

Greetings,

I favor article 81 and hope your committee will recommend to adopt article 81 to improve transparency in our government. It has become overdue to improve the erosion of quality of life on our island.

Thank you for your consideration.

Cindy Garrison

Peace!

This email was scanned by Bitdefender

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: R.E. Article 81 for SUSTAINABLE growth
Date: Wednesday, February 2, 2022 10:21:44 AM

From: Jack Weinhold <jackweinhold@gmail.com>
Sent: Tuesday, February 1, 2022 9:53 PM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: R.E. Article 81 for SUSTAINABLE growth

Dear Ms. Kronau:

Please accept this, my letter of support for article 81, “amend the NP&EDC Special Act”. The article will provide Nantucket voters with a more direct voice in long range planning. It will ensure that Nantucket seeks sustainable growth, not growth at any cost. It is also designed to protect our cultural and natural resources and our overall quality of life. I firmly support article 81 and I hope the Finance Committee will vote unanimously in favor of a motion to adopt it.

Thank you,
Jack Weinhold
11 South Shore Road

--

Jack
508-228-5242

From: [Hillary Hedges Rayport](#)
To: [Christopher Glowacki](#); [Denice Kronau](#); [George Harrington](#); [Jill Vieth](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [Brian Turbitt](#); [Libby Gibson](#); [Terry Norton](#); [Stephen Arceneaux](#); [Holly Backus](#)
Cc: [Rick Sears](#); [Mariya Basheva](#)
Subject: voters guide to article 81 for 2/3 Finance Committee
Date: Wednesday, February 2, 2022 11:28:33 AM
Attachments: [FinCom 2_3_22.pdf](#)

Dear Finance Committee:

You have a very full schedule for tomorrow evening. I will plan to keep my presentation brief so most of your time can be dedicated to questions.

My apologies for not ensuring you had the most up to date "voters' guide" earlier.

I've attached it and a cover letter to this email.

Many thanks.

Kind Regards,
Hillary

This email was scanned by Bitdefender

Hillary Hedges Rayport
89 Main Street
Nantucket, MA

February 2, 2022

Dear Members of the Finance Committee:

I'm looking forward to seeing you all tomorrow evening to discuss Article 81: amending the NP&EDC. I've included the most up to date version of the "voters' guide" with this letter, for your information. This guide is the most complete summary of Article 81's features and intent.

The NP&EDC was created nearly 50 years ago to serve Nantucket, and it has served it well. Our Island region has experienced remarkable growth. Today, our community is more complex and has different needs. Indeed, Nantucket is in many ways unrecognizable compared to 1973.

Article 81 proposes changes to move the NP&EDC towards a more inclusive, balanced, and open structure. It achieves this by, for the first time, allowing citizens to elect representatives directly to the NP&EDC. This is important because the NP&EDC has specific state-granted powers and responsibility to plan for community development and land use. It is fundamentally different from a statutory Planning Board responsible for subdivision control and permitting.

Article 81 also enhances cultural resource and preservation planning by including the Nantucket Historical Commission on the NP&EDC. It increases effectiveness in transportation planning by reinstating the DPW, and it has opened a dialog about affordable housing's representation on the Commission.

Finally, Article 81 improves public communication. Government is inherently complicated and opaque, and lawmakers should constantly seek ways to improve transparency. Article 81 achieves this by inserting a reporting requirement.

As Finance Committee members, you more than most know how challenging it is for Nantucket's government to manage the many pressing needs of our community today. But we cannot forget the future generations. It is with these people in mind – our children and grandchildren – that I propose legislation amending, and improving, the NP&EDC.

I'm sure you have many questions. I look forward to addressing all of them during the public hearing on February 3rd. Thank you for your time and attention, and your volunteerism.

Sincerely,

Hillary

Voters' Guide to Article 81: An Act Amending the Nantucket Planning and Economic Development (NP&EDC, or "The Planning Commission")

Why should I vote YES? A YES vote will approve key structural reforms that make the Planning Commission more accountable to voters, more inclusive, and with a more specific mission of planning for sustainable growth for future generations. These changes should improve both the transparency and efficacy of the Commission.

What is the Planning Commission? The NP&EDC, aka the Planning Commission, is responsible for comprehensive long-range planning in the Town and County of Nantucket. It was created by a Special Act of the State Legislature in 1973 as one of the Commonwealth's 13 Regional Planning Agencies (RPAs). The Planning Commission is independent from the Select Board, The Planning Board, and Town Administration. It is funded by grants from state and federal agencies, foundations, private organizations, as well as by Town Meeting. It oversees the Planning Director, and it recommends comprehensive plans and actions to Town Meeting and to other Town and County boards and commissions. It is Nantucket's Regional Planning Agency (RPA) and functions as a Metropolitan Planning Organization (MPO) for state and federal funding purposes. **The Planning Commission plays a critically important role for the long-range future of Nantucket.**

How is the Planning Commission different from the Planning Board?

- The Planning *Commission* **oversees long term comprehensive planning**. It recommends plans and development initiatives to the Planning Board the Select Board, and the voters. As the Regional Planning Agency for Nantucket, it develops transportation plans and projects (e.g., roundabouts, bike paths, road and pedestrian safety, public transit).
- The Planning *Board* **oversees compliance**. It reviews applications for subdivisions, approval-not-required plans, and special permits for major commercial developments ensuring that development conforms with Nantucket's regulations and zoning by-laws.

What changes is this article proposing? This article seeks to increase the Planning Commission's accountability to voters and its focus on protection of Nantucket's environment and quality of life on Nantucket. The warrant proposes several key changes:

1. Changes to membership and composition

Today, the NP&EDC includes three at-large members which it appoints itself. **This article gives Nantucket voters the right to elect the three at large members.** See the table below for a summary of all changes to membership and composition.

Before	After
All 5 members of Planning Board	3 members of Planning Board
1 member of County Commissioners	unchanged
1 member of Conservation Commission	unchanged
1 member of Housing Authority	1 member of the Affordable Housing Trust.
3 people <i>appointed</i> by the NP&EDC	3 people <i>elected</i> by the voters
Cultural Resources unrepresented	1 member of the Historical Commission
Director of DPW removed in 2019	Director of DPW (or Town Manager's designee) reinstated
<i>11 members total</i>	<i>11 members total</i>

2. Changes to reporting requirements

- It requires the Chair to make an annual report to voters. Currently, the NP&EDC is not required to report and has not made a regular annual report to the County Commissioners, at Town Meeting, or in the Town Annual Report since the creation of PLUS in 2012.

3. Clarification of mission and name

- The mission is elaborated to specify protection of environmental and cultural resources, affordable housing, quality of life, and balanced growth.
- The name is changed and simplified to the “Nantucket Planning Commission.”

Will this amendment increase costs or decrease federal or state funding? No.

Will this article affect how the Planning Board issues permits? No. There is no change to the Planning Board or its process.

Why is this article being proposed? The signers are proposing this citizen’s warrant article because long-range planning is critical for protection of our environment and quality of life.

As Nantucket faces the effects of rising seas, an ever-worsening affordable housing crisis, overcrowded roads and ferries, and the collapse of our scallop fishery because of harbor pollution, an active and accountable Planning Commission is more important than ever. Long-range planning must be a *continuous* process. But Nantucket’s major planning documents (the Municipal Harbor Plan, the Open Space Plan, and the Master Plan) are all at least 12 years old and planning has not been continuous. Other committees and commissions are stepping in to fill the gaps.

Aren’t these lapses simply due to COVID and staffing challenges? The lack of long-range planning predates Covid. Meanwhile, many other Town departments and commissions have moved ahead with major plans and projects, despite the challenges of staffing shortages and Covid.

Isn't it difficult to amend a Special Act? No. This Special Act has been amended twice in the past ten years (in 2019, to remove the DPW Director, and in 2011, to add guidelines for declaring a Development of Regional Economic Impact). State Representative Dylan Fernandes said if the voters of Nantucket pass this article at Town Meeting, he will support it for approval by the State as quickly as possible. If Nantucket sends it up right away, the process could take two years, or, at most, three.

Without accountability, even the best-intentioned commissions can lose track of their purpose and efficacy. It's time to update the NP&EDC. It must be accountable to the voters. It should no longer appoint its own at-large members. Its mission must be consistent with Nantucket's vision for quality of life and sustainability. It should not be allowed to work on behalf of the Island, for over a decade, without reporting directly to the people of Nantucket.

For all these reasons, please vote YES to improve the NP&EDC and create a well-rounded, more transparent, and more accountable Nantucket Planning Commission.

From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Response to Article 81
Date: Wednesday, February 2, 2022 4:46:54 PM

From: Linda Holland <sconsetlinda@gmail.com>
Sent: Wednesday, February 2, 2022 12:26 PM
To: Denice Kronau
Subject: Response to Article 81

Dear Ms. Kronau:

I am writing in support of Article 81.
I served a term on the NPB and therefore also on the NP&EDC many years ago.

Article 81 provides a much needed change and the update is an excellent adjustment to the current times.

Please support this article!
My husband who served on the Land Bank Commission is also a supporter.

Thank you for your consideration.

Linda S. Holland
29 Broadway,
Siasconset

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From: [Denice Kronau](#)
To: [Jill Vieth](#); [Christopher Glowacki](#); [Denice Kronau](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [George Harrington](#)
Cc: [Mariya Basheva](#)
Subject: Fw: Warrant article 81 "Amend the NPEDC special act"
Date: Wednesday, February 2, 2022 4:47:12 PM

From: M M Phillips <maureen.phillips@icloud.com>
Sent: Wednesday, February 2, 2022 4:41 PM
To: Denice Kronau
Cc: Brian Turbitt; Stephen Maury
Subject: Warrant article 81 "Amend the NPEDC special act"

Dear Ms. Kronau:

Having been the conservation commission representative on the NPEDC for nearly 3 years, I believe that enactment of this warrant article would be a significant improvement over our current structure. While the NPEDC performs important duties, such as managing the grants process with the state for transportation purposes, it is limited in its ability to address what is really important for long-range planning for our beleaguered island.

The purpose of the newly constituted Planning Commission is to focus on overall sustainable growth, specifically including "the preservation of natural resources including open space, coastal resources, ground and surface water and ocean quality as well as other natural resources of Nantucket, the provision of adequate capital facilities, including transportation; the development of an adequate supply of fair affordable housing; and the preservation of historical, cultural, and recreational values."

This specificity allows for coordinating efforts beyond the limited focus of the current legislation. Responsibility for some of these matters currently lies with a number of different island bodies; so coordination of these matters, and new initiatives are difficult to identify and organize.

The broader representation of the public on this new commission is important both to its transparency to Nantucket residents as well as aiding coordination. This commission would provide a critical forum and tool for effective overall long-range planning. I urge your approval of this warrant.

I should also add that my support is personal, and independent of my role as a conservation commissioner.

Sincerely,

Maureen Phillips

30 Long Pond Drive
Nantucket MA 02554
508-228-7023
617-320-3338 mobile

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From: [Rita Higgins](#)
To: [Denice](#)
Cc: [Christopher Glowacki](#); [Denice Kronau](#); [George Harrington](#); [Jill Vieth](#); [Joanna E. Roche](#); [Joseph Grause](#); [Peter McEachern](#); [Peter Schaeffer](#); [Stephen Maury](#); [Brian Turbitt](#); [Rick Sears](#); [Mariya Basheva](#)
Subject: Article 81
Date: Wednesday, February 2, 2022 9:57:16 PM

Dear Denice and Fin Comm Members,

I felt compelled to send a few words in support for the changes to the NP& ESC as proposed by Article 81.

The proposed amendments to NP&EDC are forward thinking and building on both the solid foundation of the existing composition of the commission as well as acknowledging ways the community can benefit in the future from a shift in the way the NP&EDC is composed and accounts to the community.

In the commission's current format, there are two main concerns. First, that the conversation around planning and economic development for the island remains siloed and fails to address the complexities of economic wellbeing for the island. Second, that there is ineffective engagement with the public through lack of transparency, perhaps not intentionally but through (dated) design, which is unacceptable at this stage.

What we need is a commission that is charged with a more comprehensive/holistic approach to the island economy and planning where true economic wellbeing is achieved through recognizing the need to find a balance between all the factors that play into deep economic health - business, planning, finance, growth, development, culture and environment.

The changes proposed by Article 81, simply by calling for a codified diversification of board members, increased transparency and accountability as well as a revised mission, is moving the needle forward towards a more impactful commission and one that can represent the island's economic interests, steward it's economic wellbeing, more wholly, into the future.

Thank you as always for your time and your thoughtful deliberation.

Regards and best wishes
Rita Higgins

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