

Approved Minutes
Adopted 5/16/22

NP&EDC Meeting
Monday, April 25, 2022 5:00pm
Remote Participation via Zoom Webinar

A video recording of the meeting may be view using the link below:
<https://www.youtube.com/watch?v=eVqnb3WpEEs>

Call to Order:

Chairman Lowell called the meeting to order at 5:04pm

Establishment of Quorum:

In attendance:

Commission:

Nat Lowell, Chair
Mary Longacre, Vice-Chair
Matt Fee (*joined at 5:15pm*)
Barry Rector
David Iverson
Jack Gardner
Wendy Hudson (*joined at 5:30pm*)
Maureen Phillips

Staff:

Andrew Vorce, Director of Planning
Leslie Snell, Deputy Director of Planning (*joined at 5:17pm*)
Megan Trudel, Land Use Specialist
Patrick Reed, Transportation Program Manager
Derek Shooster (MassDOT)

Approval of the Agenda:

Barry Rector moved to approve the agenda. The motion was duly seconded by Dave Iverson.

Maureen Phillips requested a discussion, as she was not supportive of the Commission discussing the item shown as “Other Business, Discussion RE: Mischaracterization of Article 81 in April 21, 2022 edition of the Inquirer & Mirror. Ms. Phillips moved to remove the item from the agenda. The motion was not seconded.

The motion to approve the agenda carried with a **5-1** vote.

Nat Lowell, Chair	YAY
Mary Longacre, Vice-Chair	YAY
Barry Rector	YAY
David Iverson	YAY
Jack Gardner	YAY
Maureen Phillips	NAY

Approval of the Minutes:

January 24, 2022

March 14, 2022

Mary Longacre requested that Derek Krevat be updated to Derek Shooster as the MassDOT staff member present for the March 14, 2022 meeting.

Mary Longacre moved to approve the January 24, 2022 minutes and the March 14, 2022 minutes as corrected. The motion was duly seconded by Barry Rector and the motion carried **UNANIMOUSLY**.

Public Comment:

No public comments.

Action/Discussion Items:

FY 2023-2027 Draft TIP – Open 21-day public comment period:

Transportation Program Manager presented an overview of the TIP (slide deck available in the 4.25.22 Packet)

Maureen Phillips asked about whether the two bridges in Madaket would be eligible for Federal funding. Mr. Reed clarified that only projects that are identified in the long-range transportation plan may be eligible. Additionally, he needs more information on design and scope. Chairman Lowell recalls information being available through the DPW.

Director Vorce clarified that projects cannot simply be added to the TIP, that there needs to be design work and a plan in place.

Chairman Lowell asked whether Sparks Ave/Pleasant Street improvements could be added to the TIP. Director Vorce said that there was a possibility that they could be included, but it's still in the preliminary design phase.

Derek Shooster further clarified what steps are involved for projects. Additionally, he stated that the long-range plan is updated every four years with the next update in 2023, which will be an opportunity to add any additional projects such as the Madaket bridges.

Barry Rector moved to open the 21-day public comment period. The motion was duly seconded by Matt Fee and the motion carried **UNANIMOUSLY**.

Fertilizer:

Director Vorce provided the Commission with an overview of the citizen sponsored Home Rule Petition, Article 79 for ATM 2022. He clarified that the proposed article has changed based on the Finance Committee recommendation. The change requires that the NP&EDC be involved with the coordination of UMass Amherst Extension. He further explained that the existing Bylaw is part of the Board of Health regulations. Additionally, he stated that the fertilizer workgroup has recently been re-activated.

Mary Longacre asked whether any has reached out to UMass Extension to find out their guidelines. Director Vorce stated that we have not.

Chairman Lowell stressed the importance of how this article may become confusing at Annual Town Meeting.

Joe Minella, the article sponsor, stated that his intention is to create a healthier harbor and that the existing fertilizer regulations are not working. He also, for the record, clarified that the article has been submitted by him as a citizen and not as an employee of the Natural Resources Department. He also stated that he is concerned that the article will be passed at ATM but not at the State level, so wants to work with the NP&EDC. Mr. Minella also stated that there was a vote in 1997 to ban fertilizer and that it's been an issue for more than 25 years.

Matt Fee stated that it's been a priority of the Town since the 90's and that we need to do more for the harbor quality. Even if it's not supported at the State, we can still support the article.

Matt Fee moved for the Nantucket Planning and Economic Development Commission to support the Finance Committee motion for Article 79. The motion was duly seconded by Maureen Phillips and the motion carried **UNANIMOUSLY**.

Plan Updates:

Director Vorce provided the Commission with an update on the Open Space Plan, stating that the lead consultant at Weston & Sampson had a health issue that has caused further delays, but that his health has improved, and we are now ready to move forward.

Director Vorce stated that the Master Plan is being done by the Planning Board under chapter 41,81B, not by the NPEDC. The NPEDC's role is to review for completeness. He stated that various area plans are advancing, including the Town Area Plan. Director Vorce informed the Commission that Workgroup member Liz Almadobar had to resign for personal reasons, but since the work is now in the advance stages, the Workgroup felt that the position did not need to be replaced. (There was no objection from the Commission)

Director Vorce presented a Master Plan Timeline and stressed that we have been waiting on Census data, and not all housing and population data has been released. He also stated that the consultants are working on the build-out analysis and that data should be available soon for review. He stated that the next three quarters consist of a busy schedule of tasks to complete. He also clarified that there is no requirement for a ten-year update pursuant to the executive summary and that the narrative that we've missed a deadline is completely false. The specific language states the plan is "updated from time to time".

Chairman Lowell stated that the conversation (among the public) has changed from build-out to housing. He stated that he thinks that this is a buildout analysis would help housing initiatives such as the Covenant Program. He stated that he believes that there will be much more infill available than what is publicly perceived.

Mary Longacre stated that it has been beneficial that the Master Plan was not created in 2019 due to major issues such as PFAFS, STRs, COVID, staffing changes, etc and that we now have much better perspective to incorporate ideas into the Master Plan.

Director Vorce went over the implementation schedule from the Master Plan, he stated that the Planning Board and NPEDC are lead agencies in many areas, but that there are many others involved in the process. He also stated that land use is listed as a primary goal, which is why so much focus has gone into zoning.

Chairman Lowell stated that the collaboration between departments and the Town and the Land Bank is very important to accomplish common goals. He also suggested that the buildout analysis should include what could have been built if land was left in it's older zoning districts with 5,000 square foot lots and 50% ground cover allowances instead of changing to quarter and half acre minimum lot sizes.

Director Vorce stated the period of major development was in the 80s when over 500 lots were created annually, he confirmed that we currently create approximately 50 or less lots annually.

Other Business:

Discussion: RE: Mischaracterization of Article 81 in April 21, 2022 edition of the Inquirer & Mirror

Director Vorce stated that when opinion is based on misinformation or false information, that we have the responsibility to point that out.

(Other Business not listed on the Agenda)

- Chairman Lowell stated that some of the appointment vacancies from change in Commission membership will wait until the annual June meeting for re-appointment.

- Maureen Phillips moved for the Commission to draft a letter to thank Fritz McClure for his years of service to the Planning Board, NPEDC, and CRAC. The motion was duly seconded by Mary Longacre and the motion carried **UNANIMOUSLY**.

Next Meeting, Monday, May 16, 2022 at 5pm via Zoom Webinar *(note-discussion of remaining Zoom vs. returning to in-person will occur at the May meeting)*

Adjournment:

Barry Rector moved to adjourn the April 25, 2022 NP&EDC meeting. The motion was duly seconded by Dave Iverson and the motion carried **UNINAMOUSLY**.

The meeting adjourned at 6:57pm.

Minutes submitted by:
Megan Trudel