

NP&EDC

NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



COMMISSIONERS: Nat Lowell (Chair), Fritz McClure (Vice Chair), Kristie Ferrantella, Jack Gardner, Wendy Hudson, David Iverson, Bert Johnson, Leslie B. Johnson, John Trudel, Maureen Phillips, and Judith Wegner

MINUTES

Monday, March 15, 2021

Remote Meeting *via* Zoom and YouTube – 6:00 p.m.

Purpose: Regular Meeting:

STAFF IN ATTENDANCE: Andrew Vorce, Director of Planning; Leslie Snell, Deputy Director of Planning; Eleanor W. Antonietti, Land Use Specialist; Lauren Sinatra, Energy Coordinator; Holly Backus, Preservation Planner

ATTENDING MEMBERS: Nat Lowell; Fritz McClure; Judith Wegner; David Iverson; John Trudel; Kristie Ferrantella; Maureen Phillips; Bert Johnson; Wendy Hudson

LATE ARRIVAL: Wendy Hudson *arrives at 6:13pm* **EARLY DEPARTURES:** Dave Iverson *leaves at 6:46pm*

ABSENT: Jack Gardner; Leslie Johnson

OTHER PARTICIPANTS: Derek Shooster (Regional Planning Coordinator | MassDOT | Office of Transportation Planning); Pamela Haznar (Project Development Engineer | MassDOT | District V); Seth Sakamoto (SunPower); Lee Saperstein; Jerry Vigil; Bill Grieder; Diana Brown; Emily Molden (Nantucket Land Council); Billy Cassidy; Rick Atherton; Hillary Rayport

I. Call to Order:

6:07 p.m.

II. Establishment of Quorum:

LOWELL announced that this Open Meeting of the Nantucket Planning and Economic Development Commission is being conducted remotely *via* Zoom and YouTube, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

III. Approval of Agenda:

The Motion was made by Judith Wegner and seconded that the NP&EDC voted to approve the agenda.

ROLL CALL VOTE:

- | | |
|------------------------|-----|
| 1. Fritz McClure | Aye |
| 2. Judith Wegner | Aye |
| 3. John Trudel | Aye |
| 4. Dave Iverson | Aye |
| 5. Kristie Ferrantella | Aye |
| 6. Maureen Phillips | Aye |
| 7. Bert Johnson | Aye |
| 8. Nat Lowell | Aye |

Agenda adopted by **UNANIMOUS** consent.

IV. Approval of Minutes:

- December 21, 2020

The **MOTION** was made by Judith Wegner and seconded that the NP&EDC does hereby vote to continue the NP&EDC minutes for December 19, 2020, to the April meeting.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. John Trudel Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Bert Johnson Aye
8. Nat Lowell Aye

Motion to continue minutes adopted by **UNANIMOUS** consent.

- February 22, 2021

The **MOTION** was made by Judith Wegner and seconded that the NP&EDC does hereby vote to approve the NP&EDC minutes for February 22, 2021.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. John Trudel Aye
4. Dave Iverson Aye
5. Kristie Ferrantella Aye
6. Maureen Phillips Aye
7. Bert Johnson Aye
8. Nat Lowell Aye

Minutes adopted by **UNANIMOUS** consent.

V. PUBLIC COMMENT

Jerry VIGIL asks about protocol for commenting on items on the agenda such as Solar Panel presentation.

LOWELL explains that NPEDC does not have regulatory authority over this matter. This is for information only. He can comment after the presentation.

VI. Action / Discussion Items:

A. DISCUSSION - 3C Programming:

- a) FFY 2022-2026 Transportation Improvement Program (TIP) Development
- b) FFY 2022 Unified Planning Work Program (UPWP) Development

SHOOSTER this is time of year to discuss the development of the FFY 2022-2026 TIP for the island. The TIP is where any federally funded transportation projects are reflected. Pam Haznar from District V. is present if anyone has specific questions. Island does not currently have any regional projects, primarily due to lack of Transportation Manager, no champion to work with highway district office to further develop projects and use target funds. There is still Safe Routes to School program.

FERRANTELLA we missed the deadline for this fiscal year. How soon will we need to start discussions for next Fiscal Year?

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Pamela HAZNAR explains the eligibility process. The TIP is a 5-year federal aid program. The NPEDC would program a chosen project on the TIP and then the design process, environmental permitting and a right of way process precede advertising.

SHOOSTER it is a 5-year TIP because some projects need more time to develop.

HAZNAR projects costs a lot more on Nantucket and Martha's Vineyard.

LOWELL asks Andrew if Rob McNeil has connected with Pam Haznar?

VORCE State officials have been very helpful but Rob does not have additional professional staff to help with this and he does not have time to enter into this process. We must fill the 35 hour per week Transportation position. We will not have TIP projects developed for this year. We will discuss later in the meeting. There is not the capacity at this time. The Senior Planner position continues to be unfunded in the current budget.

PHILLIPS Given the amount of money that could be made available, is there a way to hire a consultant at least on a temporary basis? Is there some way to get expertise on board so this money could be available? Asks Kristie for input from Select Board ("SB") perspective.

SHOOSTER the other item for discussion is the FY 2022 UPWP which pays for Transportation Planning work, staff, and tasks. If there is work that you would sub out to a consultant, that gets approval if programmed in regional UPWP. He needs to confer with federal partners about amount that can be used. You can leverage the assistance of a consultant to perform some of the tasks outlined in the UPWP. You have time to develop that. Draft needs to go out before end of May and needs to be endorsed by all regions by end of June. TIP should be released at April meeting and needs to be endorsed by end of May.

WEGNER we will have further opportunity for action later in the meeting.

NO ACTION NEEDED at this time.

B. Solar Project at Wannacomet Water Co. – Lauren Sinatra, Energy Coordinator for Town of Nantucket and Seth Sakamoto, SunPower Project Developer

Lauren SINATRA Town has been working diligently on the development of local renewal energy. SunPower was selected as the winning bidder. Introduces Seth Sakamoto, project developer from SunPower.

Seth SAKAMOTO SunPower was selected in January 2020 for these projects. The Surfside project location was identified as one of largest electricity consumers on island. This is a grant-funded project. SHARES PowerPoint presentation. Wyer's Valley project will use a financed approach from Mass. SMART program. Explains economic benefits of projects. The project received HDC approval last year but must be screened from public right of way so established a 65' setback from edge of pavement to the installation. We will use and enhance existing vegetation for screening. There will be a priority habitat Take per NHESP (Natural Heritage and Endangered Species Program), for which there will be a mitigation plan. We have coordinated a design with Wannacomet Water Commission. We will largely maintain the existing slopes. We are testing solar modules for hazardous materials with a MassDEP accredited testing agency. Goes over economic, sustainability, and resiliency benefits of the project. Received local approvals in 2020 but need to get State approvals and utility interconnection with National Grid in 2021. Expected start of construction is late 2021 with expected commercial operation in mid-2022. Goes over next steps in terms of environmental impact, module toxicity, and utility interconnection where National Grid is assessing impacts on the local grid. Mitigation plan would place a development restriction on a Town-owned parcel at 211 Cliff Road.

TRUDEL asks Seth if the Landfill was considered as an option for a site because we already have buildings there where solar panels can be installed.

SAKAMOTO we did consider that and other sites. Ultimately the other sites were fairly small and challenging as to economies of scale.

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SINATRA there was not a facility at the Landfill that had a great roof that wasn't either 3rd party leased or at risk of seagull and other debris. We need control over the facilities.

PHILLIPS (speaking as Conservation Commission/ConCom rep.) As to reseeding at the site, we always ask that native species be used. These panels are work horses but do they become less efficient over time?

SAKAMOTO we have not specified seed mix yet but will make efforts to use native species and avoid invasive species. We have good balance between economic and environmental benefits but efficiency of solar modules do degrade over time.

LOWELL this could continue to run for years to come, like a power plant. The need will not go away.

SAKAMOTO technically, the solar modules have 25-year warranty and 4-year useful life. Contract with the Town has a 20-year term. Limitations are more of a regulatory nature than a technical nature.

Lee SAPERSTEIN points out that proposed Area 1 on the Water Co. land site sits astride the existing Nantucket Railroad bed. When the brush is cleared, the road bed will become visible. Cars will move to electric power in coming years and we may need every source of electricity we can get to prevent additional cables. Amount of energy consumed for transportation is substantial. So when we lay out the panels, let's save Nantucket's ancient energy use.

Emily MOLDEN (Land Council) municipal solar is important tool. Has spoken with Lauren and SunPower about some other locations that were considered. They did run into some roadblocks, but they will continue to consider them for future locations. There are important environmental concerns, impacts to public water supply being addressed through MassDEP, mitigating and minimizing to endangered species habitat (NHESP) and change in use of the property that was protected under Article 97. We believe these concerns can be addressed. Asks Seth about the vegetation management when the area is cleared for the solar panels. Scrub oak can be tenacious over time. How will you manage that? Will you be tilling the soil to keep scrub oak at bay?

SAKAMOTO not sure of exact details. Vegetation management is limited to mechanical means only. We will not be using herbicides or pesticides.

Billy CASSIDY asks about site management for Wyer's Valley site. Will it be accessed internally or will we create new roads?

SAKAMOTO will be using internal access. No new curb cuts.

Rick ATHERTON asks about site location for solar arrays. Conservation Foundation owns a lot of property. What contact has been made with them to use some of their properties to benefit the community as a whole.

SINATRA has been in touch with NCF but Article 97 does not allow solar development on conservation lands.

ATHERTON thought the NCF properties were generally zoned LUG-3 and not necessarily subject to Article 97. Asking for clarification.

SINATRA Wyer's Valley is permitted for this use.

SAKAMOTO the site is consistent with regulations.

MOLDEN A lot of NCF property is not necessarily protected under Article 97 but not certain of their policy as to solar uses. We do still have concerns about the Water Co. property being protected under Article 97.

Jerry VIGIL asks about operation and maintenance of the facility after the 20-year contract is up. How does SunPower provide emergency power if there is a breakdown?

SAKAMOTO this will operate in parallel with the National Grid system. There will not be an interruption in service if the facility is off line. The project is not owned by the Town. The Town is purchasing the energy that is produced by the project. There is an intrinsic motivation by the investor to have the system running as efficiently as possible. If there is a problem we go out and fix it.

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VIGIL what about complications about dealing with repairs on an island.

SAKAMOTO we will make use of existing resources on the island. We are talking to local installers. We may need to bring something in from off island.

VIGIL what happens at the 21st year when the Town takes ownership?

LOWELL doesn't think we need to worry about that.

SAKAMOTO the incentive program and transaction for the project structure has a 25-year life span. SunPower will come get the equipment at the end of the term.

SINATRA the Town could purchase it, but there is no incentive for us to want to do that. We will revert the site to its natural state after 20 years.

VIGIL CO₂ footprint will be changed by this development. Has the Town considered transplanting major vegetation to 211 Cliff Road?

SAKAMOTO our environmental consultant is discussing the Conservation Management Permit with the State.

VIGIL does SunPower have to maintain the vegetation on the site?

SAKAMOTO there is a ground lease for the fence line of the project. Everything within that fence line is SunPower's responsibility. We are using the SMART Incentive program.

ATHERTON asks about Conservation Property not being subject to Article 97.

VORCE they may have other restrictions, but we have to worry about Article 97 with municipal land.

SINATRA SMART program does not apply to land under conservation restrictions.

LOWELL our role of support to SB is important.

IVERSON supports the project but would like to know more about Article 97.

LOWELL would assume that Town Counsel is on top of this.

SINATRA the legal opinion of Town Counsel is on the project website and she will circulate to the Board. Vicki Marsh feels strongly that Article 97 does not apply to this parcel.

C. UPDATE on Vineyard Wind – BOEM Section 106 review process of design change – Holly Backus, Windfarm Workgroup representative

BACKUS As Nantucket's representative to BOEM (Bureau of Ocean Energy Management), she was recently asking for SB's support in protecting Nantucket Sound. It is a traditional cultural property, eligible for inclusion under National Register. Explains that the National Historic Preservation Act of 1966 was intended to minimize adverse effects under the Section 106 review, there are criteria for adverse effects brought about by a given undertaking. Nantucket is considered a National Historic Landmark since 1966. Congress requires federal agencies to give a higher standard of care to minimize adverse effects. We do have a Good Neighbor Agreement as of September 2020 with Vineyard Wind. There is a clear path for a dialogue. BOEM sent a letter to stakeholders in February 2021. The revised plans fall within the Area of Potential Affect. We were not involved with continued stakeholder engagement. It was more of an FYI. As other companies start to engage the Town, she will continue to represent the Town in the review processes. In simple terminology – they had to resubmit their general permit. This also has to do with change in federal administrations. We already had our Good Neighbor Agreement and there was no change in that so no need for Nantucket to continue in the Stakeholder Engagement. She is making sure Nantucket's historic preservation interests are being represented. This is simply informational.

PHILLIPS compliments Holly and Lauren on their work. She is on the Work Group regarding wind turbines. We are getting benefits from federal and state law. Good cooperative effort.

D. APPROVE Contracts for Build-Out Analysis Phase I using 2021 DLTA funds

VORCE explains DLTA (District Local Technical Assistance) funds comes to regional planning agencies. Our statewide share of \$50,000 received on Feb. 9th has to be spent within calendar year. We have been looking to fund the Buildout Analysis which has been an objective. Starts on Page 38 of the Packet. Total costs \$115,000. Asking that commission vote to commit up to full

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amount. Contractor is Weston & Sampson. We are budgeted for the balance of the amount in this year's budget.

FERRANTELLA in reading scope of work, would encourage them to look beyond the Census for population data, *i.e.* Nantucket Data Platform.

VORCE Weston & Sampson does a lot of work with us. There is a seasonal population and new part time residents because of Covid. That needs to be taken into account.

MOLDEN asks Andrew why certain elements are not included such as maximum buildout analysis and consideration for increases in ground cover as a relevant detail for flood prone areas.

VORCE maximum buildout under existing regulations will be calculated. There could be further projections later on. Planning Horizons will be about 10-20 years. This Master Plan effort would follow a standard course. We have calculations on ground cover and we do that in specific areas that are going to be rezoned. Doing that on a macro-level across the island. This could be done out of the Area Plan effort. This is highly labor intensive.

MOLDEN was thinking about ground cover relative to impervious surfaces especially in low lying flood plain areas. She will discuss further with Andrew.

WEGNER the resiliency work will dovetail with this.

ATHERTON wants to clarify if the buildout is more computational without additional variable introduced in the process.

VORCE yes. We are not speculating on changes. This will be based on current bylaws. We are here to ask for the funds. We have been talking about conducting a build out for many meetings.

RAYPORT if you are doing a mathematical exercise, are we looking at building by right or by Special Permit? What is the total ability the island has to satisfy the need for affordable housing with the Covenant program? Asks how many lots would be subject to the 41-81L program.

LOWELL some Covenant houses are already built.

VORCE all of those programs don't add additional density. That is a 2nd level of analysis. We finally have an opportunity to fund this.

Bert JOHNSON Covenant houses can be built from scratch.

VORCE it's still 2 units per lot.

LOWELL Covenant does not create a dwelling that was not already allowed to be built.

The **MOTION** was made by Judith Wegner and seconded that the NP&EDC does hereby vote to approve the DELTA Funding for the buildout analysis as presented by Director Vorce.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. Kristie Ferrantella Aye
4. John Trudel Aye
5. Maureen Phillips Aye
6. Bert Johnson Aye
7. Nat Lowell Aye

The MOTION passes UNANIMOUSLY

Wendy Hudson was muted and therefore did not vote.

E. DISCUSSION /Update – Harbor Place

VORCE Just wants to update the NPEDC that there is not an article proceeding at this Town Meeting ("ATM"). The engineering study that was voted at ATM continues. There will be a more broad discussion about that in the future. There was more of a discussion at our last meeting about things moving forward expeditiously, but that has not happened.

F. DISCUSSION –Area Plans

a) Town (new)

i. Vote to adopt final map

VORCE He hopes we can vote to approve the final plan in the packet.

SAPERSTEIN a lot of thought and precision has gone into the map, but it appears to exclude the CDT and the waterfront which are critical areas to the activities in Town. Would like for Commission to recognize that the appointed working group could include collaborative participants of CDT and commercial waterfront.

VORCE the Harbor Plan update has been delayed at ConCom. CRAC (Coastal Resiliency Advisory Committee) is looking at this area. We will include residents of these areas. We need volunteers from NPEDC to be on this new group. We have had discussions about ensuring diversity.

SAPERSTEIN we proposed a small workgroup out of Town Assn. of 6 people. Hopes they will be involved.

FERRANTELLA volunteers to represent the NPEDC

VORCE we want to complete and vote on the map and can finalize membership at next meeting.

The **MOTION** was made by Judith Wegner and seconded that the NP&EDC does hereby vote to adopt the final Town Area Plan Map as presented by Director Vorce.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. Kristie Ferrantella Aye
4. John Trudel Aye
5. Maureen Phillips Aye
6. Bert Johnson Aye
7. Wendy Hudson Aye
8. Nat Lowell Aye

The MOTION passes UNANIMOUSLY

b) Madaket (update)

i. Review of boundaries and proposed membership

VORCE next 3 are all updates. We are not having the same level of formality. We have community members that have started on certain aspects of the plan.

Bill GRIEDER as noted in the letter we sent, the existing plan was approved in 2006. Lots of changes in zoning and Board of Health regulations in last 14 years. Need to bring plan current with existing names. Submitted cross-section of year-round (“YR”) and seasonal members. We talked to Fishers Landing Assn. The Linda Loring Foundation is also interested in being included in the discussion. Explains map in the Packet. We have 2 veterans of 2006 Workgroup, Diana Brown and Tom Erichsen. The original one took 6 years to develop.

FERRANTELLA do we only include homeowners or do we also include renters?

VORCE there is not a limitation. Open to residents of the area so renters could be included.

LOWELL asks if we are adopting the boundary tonight.

VORCE you could adopt or consider, based on your discussion. You can adopt an expanded boundary or could take more time to consider.

WEGNER asks about how to get more diverse population including renters. We could authorize the committee tonight with understanding that 3 slots should be filled rapidly.

Diana BROWN says they can reach out to people who rent their homes to identify renters.

WEGNERS also thinking about YR renters, who live in secondary dwellings.

GRIEDER you could designate a certain number of spots to be filled soon and then we could reach out to the renting community. Explains why Eel Point and Fishers Landing areas were included.

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LOWELL important that people who rent can be included and have input. We can adopt the members at this meeting. Looking at access improvements with pressure of new building is good.

WEGNER suggests they consider have someone from CRAC to be on this working group. The erosion is notable. Important to have coordination. There are unique issues. Some of CRAC's survey work could be targeted to Madaket.

GRIEDER authorization comes from NP&EDC. The names we put forward was to list the names of people we definitely want to have on the committee, but they are open to suggestions and recommendations. You could structure what the final committee looks like.

LOWELL asks Andrew if Vince Murphy would be considered a Staff person or could he have input.

VORCE he does not report to PLUS but he could be a resource.

PHILLIPS as member of Madaket Conservation Assn., we have separate Coastal workgroup and Vince has been active on working with us on erosion issues. We have a good working relationship with Vince and will continue to consult with him.

DISCUSSION on boundaries will be continued to next meeting and we will vote on members

Mary LONGACRE cannot speak for Vince, but he does have close relationship with Madaket groups. If there is desire that someone from CRAC should be on this, she will present this to CRAC at meeting next Tuesday.

VORCE we hope the committee is made up of people who live in the area. They can bring in expertise but may not be a good idea to overlap committees too much. The Area Plan process was envisioned as a group of residents learning about planning and walking through these 9 elements.

Leslie FORBES Seeking clarification. Regarding including renters, should we be focusing more on YR renters or on people who rent year after year for a month, or both? Which is priority and what have other area plan workgroups done?

VORCE the issue of diversity and inclusion is an emerging realization that you need to make extra efforts to include people who might not normally step forward.

FERRANTELLA would focus more on YR rentals but could look at seasonal renters as well.

FORBES we did discuss involvement of CRAC. We could bring in experts on different aspects to come and speak to our group and answer questions. Doesn't think we need to have them as members of the workgroup. Don't want to be unwieldy. Asking for guidance.

VORCE agrees. The group is made up right now of 5 seasonal MCA (Madaket Conservation Association) members. You could trade those out.

GRIEDER leaning toward trying to find YR renters rather than seasonal.

VORCE we don't have a lot of Staff to help full time so concern about too big of a group.

LOWELL input from renters or landlords could be way to deal with it.

The **MOTION** was made by Judith Wegner and seconded that the NP&EDC does hereby vote to approve the Madaket Area Plan Workgroup members as proposed (found on Page 48 of the Amended Packet) with 3 additional slots to be vacant until they can be filled with year-round renters based on the advice of the Working Group.

ROLL CALL VOTE:

- | | | |
|----|---------------------|-----|
| 1. | Fritz McClure | Aye |
| 2. | Judith Wegner | Aye |
| 3. | John Trudel | Aye |
| 4. | Kristie Ferrantella | Aye |
| 5. | Maureen Phillips | Aye |
| 6. | Bert Johnson | Aye |
| 7. | Nat Lowell | Aye |

The MOTION passes UNANIMOUSLY

Wendy Hudson on mute. Did not vote.

c) Surfside (update)

- i. Review of “final” submission**
- ii. Request for additional work**

VORCE we had a brief discussion about the Surfside submission. Initial work has been done by a workgroup. This is an update. There are 3 separate areas for Surfside. Thinks the plan will require additional work. You need to get into specifics as opposed to generalities. There are some specific zoning areas we want them to look at. There is still an R-20 area we are trying to phase out in the Country Overlay Districts. Judith and Fritz had offered to take a look. We need to get the maps to them and then meet. There is not in a huge rush.

LOWELL asks if Andrew is thinking about VR (Village Residential) out there.

VORCE need to do additional work.

Tom SZYDLOWSKI (President of Surfside Assn.) We know that a committee has to be officially formed. We had thought this was more of a near term issue. After sending out a mailing, ended up with 10 people. They had about 10 meetings and looked at the plan. We had some momentum. We will start anew with perhaps a new committee in the summer. Tried to get people from each area and did not work on zoning things. Won't be hard to get a committee together. We will also try to get YR renters on. The Surfside Assn. is more of a summer membership. Will wait to hear back from committee. Chris Magee participated with us.

LOWELL we can continue this item

VORCE this is just an update.

d) Sconset (update)

- i. Review and discuss survey**
- ii. Request for additional work**

VORCE They have been busy motivated group. He met with their group last summer. They did an extensive survey which they will be discussing in next few weeks. Helpful to reach out and document. There were rezoning articles that the Planning Board (“PB”) voted to continue. There are land title issues at Codfish Park. There are beach access issues that involve title work. There is discussion about a new fire station. Working through several topics. We should think about doing a survey in some of the other areas. This is just an update to let you know where we are.

WEGNER did we approve the map and their membership previously? Do you want a volunteer from this group?

VORCE there is no map change. We have not voted on membership for Sconset. Always happy to have volunteers.

WEGNER she can shift to Sconset and let Fritz do the Surfside group.

McCLURE will go where he is needed.

LOWELL asks when the Sconset plan got done

VORCE Sconset was one of the first and there is a 2nd version. We could consider putting together a final committee with open seats as we are doing with Madaket.

G. Annual Town Meeting – review of articles of planning concern.

VORCE He and Leslie and Judith were before Finance Committee today on Planning Board articles. They voted in line with PB recommendations on all newly submitted articles. This is meant to be a quick update on some of the articles that we talked about and new articles have been submitted. We did an internal review at articles of planning concern, some of which have already been voted by the FinCom. Explains the process whereby we indicate that they are of planning concern and may give advice. Generally zoning articles are left to the PB.

Articles 11 & 12

VORCE Newtown Road transportation improvements and Lovers Lane were carried over from 2020 ATM. We had voted to support those. FinCom has continued to support both with Motion to Adopt at 2021 ATM. We are consistent. Hopefully Lovers Lane will pass this year. It lost by 16 votes at the ballot.

There are several housing related articles.

Article 38

VORCE explains article sponsored by Arthur Reade. FinCom is going to discuss on March 23rd. This is of planning concern.

WEGNER asks what SB ended up doing on the various housing proposals. We are not advising them as they have already acted.

FERRANTELLA The SB did not make any recommendations. They will comment on recommendations made by FinCom but they had general discussion about various articles past week.

WEGNER prefers the Arthur Reade proposal and has concerns about the Brooke Mohr proposal ultimately souring people on the issue of affordable housing. The Reade article balances things reasonably.

VORCE not sure when FinCom will take vote on this. There are certain articles where we confirm they are of planning concern but we wait to see actions taken by other groups. We can say that we support or that we oppose.

Article 68

VORCE this is of planning concern, because it has to do with ongoing work of trying to deal with intersection of Prospect, Surfside, and Sparks Ave. which has been proposed for a roundabout. There was work to negotiate with the hospital. This article may not be in legal form. It is to transfer land away from the roundabout back to School Committee control. FinCom has not acted on this yet. Article 67 to prohibit roundabouts near schools last year relates to this. It was carried over from the 2020 ATM. We had flagged that of being planning concern and recommended not to adopt. The new Article 68 would transfer the management of a portion of the land at the corner back to the School Committee. But they get to vote what it wants to do. Thinks it is similar principal as Article 67.

LOWELL asks if Town Counsel has weighed in on this article.

VORCE it was pointed out that ATM can recommend something but care, custody, and management of a parcel of land is voted by the School Committee. He does not think this will be effective.

McCLURE important that we clarify our reasons. Do we want to be perceived as supporting a roundabout there or endorsing whether or not it is appropriate for ATM to vote on this.

DISCUSSION about how to craft a motion which accurately reflects NP&EDC reasons.

The MOTION was made by Kristie Ferrantella and seconded that Article 68 is of planning concern and the NP&EDC recommends NOT TO ADOPT the article based upon the finding that it is not within the purview of Town Meeting to be taking an action that is more appropriately within the purview of Town Committees to make further recommendations on this lot.

ROLL CALL VOTE:

- | | | |
|----|---------------------|-----|
| 1. | Fritz McClure | Aye |
| 2. | Judith Wegner | Aye |
| 3. | John Trudel | Aye |
| 4. | Kristie Ferrantella | Aye |

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- 5. Maureen Phillips Aye
- 6. Bert Johnson Aye
- 7. Wendy Hudson Aye
- 8. Nat Lowell Aye

The MOTION passes UNANIMOUSLY

Article 74

VORCE this relates to rental car bylaw amendment. FinCom have made a motion not to adopt this.

WEGNER thinks this is clearly a matter of planning concern.

LOWELL did some more research on this and more or less agrees about taking no action

WEGNER any transportation involving more cars has a bearing on planning. There needs to be more analysis. Some of what was in the SB packet had evidence from local rental car providers indicating there are adequate cars. Explains her concerns with this article as presented by the Airport Commission. Thinks this is premature and not well thought out. There are grounds to take no action.

VORCE FinCom has already made the motion Not to Adopt.

The MOTION was made by Judith Wegner and seconded that Article 74 is of planning concern and the NP&EDC supports the Finance Committee motion NOT TO ADOPT.

ROLL CALL VOTE:

- 1. Fritz McClure Aye
- 2. Judith Wegner Aye
- 3. John Trudel Aye
- 4. Kristie Ferrantella Aye
- 5. Maureen Phillips Aye
- 6. Bert Johnson Aye
- 7. Wendy Hudson Aye
- 8. Nat Lowell Aye

The MOTION passes UNANIMOUSLY

VORCE reminds NP&EDC that last year we made positive recommendations on Articles 76 & 77 submitted by Ian Golding.

Article 90

VORCE this regards Short Term Rentals (“STRs”). FinCom voted on March 4th Not To Adopt. Do we want to send a recommendation to the SB?

LOWELL we could vote to support FinCom.

VORCE we could put this on a future agenda for a more in-depth discussion.

SNELL clarifies that the Final Warrant will be adopted in early April.

FERRANTELLA cites published time line. FinCom will have completed all their motions on April 1st and SB PB and FinCom will meet on April 5th to discuss FinCom’s final motions and then SB do their comments and it should go to printer by mid-April.

VORCE PB meets on April 12th

SNELL we should not pick an exact date as we have to check to see that we can schedule with NCTV.

TRUDEL this article has too many variables and a very heated topic. Needs greater clarification.

WEGNER listened to the FinCom meeting and agrees that we should follow FinCom resolution.

Observes that the proponents suggested that they were going to make a variety of changes. This is not a fixed target and has become confusing. Good to have a discussion about it.

The MOTION was made by Bert Johnson and seconded that Article 90 is of planning concern and the NP&EDC supports the Finance Committee motion NOT TO ADOPT.

ROLL CALL VOTE:

1. Fritz McClure Nay
2. Judith Wegner Aye
3. John Trudel Aye
4. Kristie Ferrantella Aye
5. Maureen Phillips Aye
6. Bert Johnson Aye
7. Wendy Hudson Aye
8. Nat Lowell Aye

The MOTION passes by MAJORITY VOTE of 7 in favor and 1 opposed.

VORCE summarizes the group of housing-related articles which includes Articles 23, 24, 38, 90 & 97. Articles 23, 24, 38, & 97 are scheduled to be discussed by FinCom on March 23rd so if we have input, we can get that to them.

FERRANTELLA explains Articles 23 & 24 which are SB articles to provide funding towards affordable housing efforts.

Article 97

VORCE This one sponsored by Brooke Mohr involves the Land Bank (“LB”) Fee.

TRUDEL concern that this will not pass because they are taking something away from the LB.

Rick ATHERTON thinks that we need to have clearer understanding of long term objectives of affordable housing in the context of whether we want to get to the 10 % State guidelines. It is premature to support ongoing appropriations of money. Supports Article 24 appropriation. Recommends that NP&EDC support one-time contributions rather than continuing funding until the voters have better understanding of who is being subsidized under what circumstances. He does not support Article 38 or Article 97.

FERRANTELLA thinks it would be a poor decision to stop funding where there are so many initiatives that the Affordable Housing Trust Fund is working on in terms of equity sharing, closing cost assistance, and Covenant Formation programs to name a few. These articles could help us get to the 10% affordability but further the SB Strategic Plan goals around home ownership and various levels of affordability.

HUDSON agrees.

LOWELL the public does not really understand how far we are going and what we are doing with housing but this article is not palatable for the Land Bank.

The MOTION was made by Judith Wegner and seconded that Article 97 is of planning concern and the NP&EDC recommends to take no action.

ROLL CALL VOTE:

1. Fritz McClure Aye
2. Judith Wegner Aye
3. John Trudel Aye
4. Kristie Ferrantella Aye
5. Maureen Phillips Aye
6. Bert Johnson Aye
7. Wendy Hudson Aye
8. Nat Lowell Aye

The MOTION passes UNANIMOUSLY

Article 23

FERRANTELLA explains this that Article 23 proposes \$475,000 that would go through annually but it would be reviewed as to the amount. SB was thinking about combining with Article 8.

TRUDEL this is totally separate and independent from CPC allocations.

FERRANTELLA yes. This is directed towards administrative costs.

ATHERTON Suggests you wait until recommendations by SB are clearer so you know what you are acting on.

LOWELL the review process for CapCom is rigid. Maybe we could suggest that these stay separate from Article 8.

VORCE we could pass on this article. It is in an area of administration and expenses. Article 24 is leading directly to housing construction.

WEGNER we are beyond our purview if we start opining on operational budget that is under control by Town Administration. Thinks that the Land Bank article is more relevant to us.

Article 24

The MOTION was made by Judith Wegner and seconded that Article 24 is of planning concern and the NP&EDC gives a positive recommendation.

ROLL CALL VOTE:

- | | |
|------------------------|----------|
| 1. Fritz McClure | Aye |
| 2. Judith Wegner | Aye |
| 3. John Trudel | Aye |
| 4. Kristie Ferrantella | Aye |
| 5. Maureen Phillips | Abstains |
| 6. Bert Johnson | Aye |
| 7. Wendy Hudson | Aye |
| 8. Nat Lowell | Aye |

The MOTION passes by MAJORITY VOTE of 7 in favor and 1 abstains.

H. UPDATE on hiring efforts for Transportation Planner and VOTE to create new Transportation Manager position

VORCE References the Organizational Chart for the PLUS Department. The Planner position salary is 100% state funded. The planner works very independently. The position has expanded in responsibility and scope over the years. HE discussed with Town Administration. The funding for the position belongs to NP&EDC. We want to use that funding to create a more advanced position called Transportation Manager equivalent to Building Commissioner or the Housing Specialist in Town Administration. This would be part of management group and elevated out of the Union that covers it now. There are several limitations around existing position that make it less flexible. We have interviewed a promising candidate but need a more competitive salary. We want your support to create this position fully funded by NP&EDC Transportation Funding. McCLURE asks for clarification on job description and source of "Commission funds".

VORCE this person would have a higher level of responsibility and the demands of the existing job were not part of the original job description. This person needs to be in a management role. The Transportation Planner position will remain as a more junior level position. The Commission funds come from the State which always has and will continue to pay for 100% of the salary and some pays for overhead costs. It is complicated which is why there needs to be one person handling it.

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McCLURE understands that we need someone who knows who to handle the transportation funding but he is not prepared to vote on this tonight.

LOWELL we have carried out other re-organizations in the Planning Department. This is relatively small comparatively.

HUDSON we need to support this type of creative solution.

The MOTION was made by Wendy Hudson and seconded that the NP&EDC supports the creation of new Transportation Manager position as presented by Director Vorce.

ROLL CALL VOTE:

- | | |
|------------------------|----------|
| 1. Fritz McClure | Abstains |
| 2. Judith Wegner | Aye |
| 3. John Trudel | Aye |
| 4. Kristie Ferrantella | Aye |
| 5. Maureen Phillips | Aye |
| 6. Bert Johnson | Aye |
| 7. Wendy Hudson | Aye |
| 8. Nat Lowell | Aye |

The MOTION passes by MAJORITY VOTE of 7 in favor and 1 abstains.

I. Director's REPORT

VORCE Commission can review and get back to him. Census will release initial numbers in Fall 2021 but there are real questions that it will be an undercount which we will have to live with for ten years.

J. 2021 Covid19 Economic Task Force

FERRANTELLA Libby worked with Chamber of Commerce to form this. It is chaired by her as NP&EDC rep. Small group with business owners and Town Staff to recommend for successful and safe 2021 Season. We have 3 groups looking at resources and grants, open streets workgroup, and an outreach committee. She gives updates at SB meetings.

VII. Other Committee Reports

Wendy explains the RPAC letter that was sent to Rural Caucus Legislators on Pages 185-187 of the Packet.

VIII. Other Business

VORCE Open Space plan is another contract that is underway. They are doing research and map presentations. Will open up potential funding sources. More to come. This is rough schedule of upcoming quarters of additional work. There is active funding for trails and that kind of work.

IX. Adjournment

Bert Johnson moved to adjourn the meeting at 10:31 p.m.; Maureen Phillips seconded the motion. So voted by Roll Call Vote.

- | | |
|------------------------|-----|
| 1. Nat Lowell | Aye |
| 2. John Trudel | Aye |
| 3. Fritz McClure | Aye |
| 4. Judith Wegner | Aye |
| 5. Kristie Ferrantella | Aye |
| 6. Maureen Phillips | Aye |

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7. Wendy Hudson Aye

8. Bert Johnson Aye

Meeting adjourned by **UNANIMOUS** consent.

Submitted by:

Eleanor W. Antonietti

Approved