

**Nantucket and Madaket Harbors Action Plan Update
Committee**

Monday, Feb. 5, 2024 at 1 p.m.

Meeting trailer, 131 Pleasant St., Nantucket, MA 02554

***NMHAPUC meetings are video-recorded and
available at Nantucket Government TV on YouTube**

Members present: Dave Fronzuto, Seth Engelbourg, Linda Williams, Emily Molden, Steve Leinbach, Roberto Santamaria. Jesse Bell, Peter Brace, Phil Smith, Samantha Denette

Members Absent:

Natural Resources Dept (NRD): Tara Riley, Jeff Carlson

Urban Harbors Institute (UHI): Jack Wiggin, Kim Starbuck, Kristin Uiterwyk, Alan Bartels, Dack Stuart

Others: Steve McKenna, Massachusetts Office of Coastal Zone Management (CZM)

CALL TO ORDER

1:04 p.m.

1. WELCOME

Ms. Williams read the script for remotely conducted meetings.

APPROVAL OF AGENDA

Ms. Williams asked for a motion to approve the agenda. Mr. Brace made the motion to approve the agenda. Mr. Smith seconded this motion. The NMHAPUC voted 10-0 to approve the agenda.

APPROVAL OF MINUTES

Sept. 5, 2023

Dec. 18, 2023

Jan. 22, 2024

Ms. Williams asked for a motion to approve all three sets of minutes. Mr. Engelbourg made a motion to approved these three

sets of minutes. Mr. Smith seconded that motion. NMHAPUC voted 9-0, with Ms. Molden abstaining, to approved these sets of minutes.

2. Discuss issues and recommendations

a. Commercial waterfront - finish

The NMHAPUC continued with this discussion with Item #4, a quality fishermen/commercial facility combined with the new harbormaster building. Mr. Fronzuto noted that his proposal for a pier and boat launch on the east side of the west Jetty could incorporate all of these uses that location. Ms. Williams asked if the current Town Pier needed to be shored up to prolong its use. Mr. Fronzuto said the Town did extend the barrier protecting the pier to the north last fall and that the floating pier is being replaced with floating concrete docks this winter. Mr. Brace said that the Town also needs to extend the pier barrier to the south to protect the new floating docks being installed now. Mr. Fronzuto agreed. Ms. Willlams said such an extension should be included in the plan's suggestion list. Mr. Smith asked for an explanation of Mr. Fronzuto's proposal. Mr. Fronzuto obliged. He said the access would be Bathing Beach Road. He said he would resend his proposal to the NMHAPUC members who didn't get it. To significant reservations expressed by Ms. Williams and Mr. Smith, Mr. Fronzuto said he picked this site because it would require the least amount of dredging, it would provide an alternate ferry landing, commercial vessel loading/unloading option, an additional boat ramp and stressed that there has to be such an alternative for the future. Mr. Fronzuto said he's just asking for "consideration and open mindedness." Mr. Leinbach agreed with Mr. Fronzuto that this proposal be part of the updated harbor plan. Mr. Fronzuto added that the permitting for dredging in this area would probably be a bit easier given its location near the entrance to the harbor. Ms. Williams suggested the former location of Peleg's Wharf as a possible site for his proposal. Ms. Denette suggested that one of

the three courtesy slips at the Town Pier could be used as a transient commercial slip. Mr. Fronzuto said maybe the last finger of the new concrete floating docks could make this happen. Mr. Brace said Mr. Fronzuto's proposal should be included in the plan because although it sounds farfetched right now, the island may need such a pier in the future depending what sea level rise does to Nantucket's waterfront. He urged the NMHAPUC to look further out than the five- to 10-year life of the updated plan and at least include this idea as a possible solution in the plan. Ms. Williams said she couldn't support this idea. Ms. Denette asked Mr. Carlson how the NMHAPUC should proceed with this proposal. Mr. Carlson said this should be a feasibility study looking at all possible locations for this idea. Mr. Carlson agreed.

Mr. Wiggin asked for suggestions for the use of Petrel Landing to go in the plan. Mr. Fronzuto said there should be additional dinghy docks installed there. Ms. Bell reported that the Land Bank just got a positive decision on the use of this land in Nantucket Superior Court and that the Land Bank has received positive judgements in every challenge of the Land Bank's plan to develop this property. Mr. Wiggin asked for suggestions for the siting of the new harbormaster's building. Mr. Fronzuto said the unbuilt project is now estimated to cost \$8.2 million.

Ms. Bell said the NMHAPUC should talk about the existing Steamship Authority terminal and how its eventual upgrade should be worked into this plan. Mr. Wiggin said this is the next item for discussion. He then gave a brief explanation of the SSA's schedule for updating Steamboat Wharf. Mr. Engelbourg said a second commercial pier is outside the scope of the NMHAPUC's mission. He said the permitting for such a pier would almost take longer than life of the current updated plan, so Mr. Fronzuto's proposal should remain a feasibility study and an exploration of the permits needed. Mr. Brace said Mr. Fronzuto's proposal should be included in the plan as a possible alternative with a note with it stating that it be carried forward to the next update of the NMHAP.

Mr. Wiggin moved the NMHAPUC onto Item 7, finding a location for an additional boat ramp in town, listing several options. Mr. Engelbourg said all possible locations within Nantucket Harbor need to be considered and put on a map to go in the plan. Ms. Bell cautioned that the NMHAPUC should be wary of potential litigation when proceeding with new public boat ramps in Nantucket Harbor. Mr. Leinbach asked Ms. Bell if there was a chance that a boat ramp at the new parcel the Land Bank recently purchased on the west end of Polpis Harbor would work. Ms. Bell said the Land Bank is likely to put kayak racks at this location. Ms. Bell said that there's no room to add more racks at the Land Bank's east side location on Polpis Harbor. Ms. Denette said small "micro" solutions within existing waterfront infrastructure instead of new ones should be pursued and put in the plan.

Mr. Wiggin asked for comments on how to deal high boat fuel prices. Ms. Williams said Town government officials need to work with fuel supplier to find this solution. Mr. Engelbourg said this would be an uphill battle and suggested that a mainland fuel company could send trucks to the island to fill boat fuel tanks and that this might provide a measure of competition to hopefully bring down island prices. Mr. Fronzuto said the Town needs to find out why the Great Harbor Yacht Club stopped providing commercial boat fuel sales as required by its Chapter 91 license. Mr. Wiggin said that another way to do this is to have boat fuel sales at a Town-owned property on the harbor such as the Town Pier allowing the Town to set terms service including a cap on retail fuel cost. Mr. Leinbach suggested having a fuel truck sell boat fuel at Children's Beach.

Mr. Wiggin asked for comments on construction of commercial fishing pier. Ms. Williams said this will be discussed later. Ms. Denette suggested a courtesy tie-up spot where boats aren't there for more than 30 minutes. Fishing boats can be unloaded and fueled at the same time. She said she would like to see this idea in the plan.

Mr. Wiggin asked for comments on better access and lighting at Straight Wharf/Harbor Place as a ferry landing. Ms. Williams said the National Grid parcel is the only parcel not acquired by Steve Karp, which is holding up this downtown waterfront development. Ms. Williams asked the status of the property on the east corner of Easy and Broad streets because she said it's a vital part of ferry property renovations downtown and noted that the Steamship Authority (SSA) would do what it does on its own. Ms. Bell said she didn't have an update on the possible acquisition of this property, but that it's well known that the Town wants to "round" that corner. Mr. Smith said Hyline pickups and drop offs are extremely difficult during the summer with the parking area being packed. Mr. Brace said in reference to Ms. Williams' comment on the SSA redoing their property and terminal with no integration with the Town's needs, there needs to be a mention in this plan that the Town will be planning together with the SSA. Mr. Leinbach said for this current update of the harbor plan, the SSA mention here should be for them to do public safety improvements.

Mr. Wiggin asked for comments on determining ownership of all access points on the harbor. Mr. Engelbourg suggested that knowing what all Chapter 91 licenses along the harbors allow could help the harbor planning effort as well the individual license holders who may be unaware of the particulars covered by their licenses. Mr. Smith asked what the NMHAPUC's role is in actuating the action items in this plan. Mr. Brace explained that a harbor plan implementation committee will likely be formed to put all the items into action by finding the Town or non-governmental organizations to put the items into action. Mr. Smith asked if the NMHAPUC could contribute to this. Ms. Williams and Mr. Carlson said the NMHAPUC could certainly do this. Mr. Brace said that once the NMHAPUC gets this update done, it could go through the plan and put suggestions in for which entity should make each item happen.

Mr. Wiggin asked if there is an issue with the prohibition on private residential wharves, docks and piers. Ms. Bell, Ms. Molden

and Mr. Engelbourg said they wanted clarification on what commercial means relative to this prohibition. Mr. Fronzuto said there are exception to this prohibition as long as they benefit the public;

b. Coordination and administration

3. Next steps (All)

a. Next committee meeting

Feb. 12, 2024

ADJOURN

Ms. Williams called for a motion to adjourn. Mr. Smith made that motion. Mr. Brace seconded this motion. The NMHAPUC voted 10-0 at 2:34 p.m. to adjourn the meeting.

YOUTUBE MEETING LINK

<https://www.youtube.com/watch?v=Tync1kBX1us&list=PL49sKqpy7VAhtfTnajKC38HEDIJx7asi0&index=20>

Future Meetings:

Feb. 19 and March 4

Respectfully Submitted,
Peter B. Brace, Secretary

