

Town and County of Nantucket Select Board • County Commissioners

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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
MARCH 21, 2023 - 5:00 PM
PSF TRAINING ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM
NANTUCKET, MASSACHUSETTS***

Join Zoom Meeting

<https://us06web.zoom.us/j/87512936592?pwd=aEg4cjFqOTVZclRjTGg4TUNSUUtpUT09>

Meeting ID: 875 1293 6592

Passcode: 375445

- I. JOINT MEETING WITH CONSERVATION COMMISSION TO DISCUSS SCONSET
BLUFF EROSION CONTROL MEASURES***
- II. ADJOURNMENT***

Scenario #1

Protect

Leave geotubes
in place (indefinitely?)
(long term?)

"indefinitely is
a problem"

and fund privately
(for example: Home Owners
Association)

is
extension
or
not in this
scenario?

Rose

Private
funding

SBPF
Pays

GIVES
TIME TO
PLAN FOR
moving
Baxter Rd

Allow TON
to focus on
other coastal
restoration projects

Community
involvement
(with funding)

Time for
Town to
Move Rd

Time to
plan retreat

~~Not~~
Not doing
Individually

Improves
oversight
clearer rules

Retain:
Mou
hold harm
sand source

HELPS
PROTECT
THE
BEACH &
BLUFF

Set up
Betterment
Funding
Mechanism

Avoid
continued
polarization
Legal

Protection
of Bluff Walk
Homes, Road
& Lighthouse

CONSERVATION OF
LIGHT HOUSE & BLUFF
WALK FOR A PERIOD
OF TIME

Neighborhood
"Macro"
Perspective
sets example

Bud

Hold Harmless
Plan Roads
Avoid Takings

Retain Public
Access
above or below
Bluff

WORK
WITH
LAND OWNERS

Save
Time +
\$ (everyone)

Reduce
Complexity
+ but at expense
of environment

Redefine
Ultimate
Enforcer/
Authority

NEW
TECHNOLOGY?

Need to find
a responsible
party to fund
+ manage

De-link
Maintenance
from Expansion

Global
View

PERMIT
RENEWAL
OR
NEW
PERMIT

Clear
Triggers
Agreed
onto Next phase

CC + SB
+ Admin
Town on
Same page.

Who decides
when property
must be
abandoned?

Framework
for
Public/Private
Partnership
for
other CK
projects

Custom
Permit
w/
SB lease
can expire centrally,
could be revised
and improved

NEW MANAGEMENT
HOME OWNERS ASSOC
OVER
SBDF?

SB support
Concom

more
extensive
TON staff and
resource
involvement

Model for
Private Funding
for future projects

Thorn

Misinformation
Campaigns
opponents +
proponents

UNRELIABLE
FUNDING

eliminates
opportunity to
adapt to
changing climate

Ignores the
science and
realities of
climate change.

Boards
split

Public
split

NEED TO EXTEND
FOR COMPLETE
PROTECTION.

SAND
SOURCE?

SBPF really
manage the tube?
Who is responsible
in this scenario?

polarization

Lack of
suitable
sand source

Permitting
offshore
sand
source

geologic
condition
deterioration

SBPF BEHAVING
BADLY, MAKING
COORDINATE DECISIONS
GIVEN COOPERATION

lack of
community
support

DUELING GROUPS
RELATED TO THIS ISSUE
ON SOCIAL MEDIA

LOSS OF
BEACH DUE
TO EROSION

Serial
permits
non compliance

No pressure
to plan/fund
alternative
Access

Doesn't address
moving the
road.

NEED TO
EXTEND TUBE
TO PROTECT
ALL

down drift
erosion

Loss of beach.
We already have
evidence of
this.

Will this lead
to endless questions:
Extension after
extension to
avoid erosion +
road loss.

The controversy
continues
indefinitely

~~Does~~ That's funny
may make it
Unclear
who makes
decisions

Fuzzy
timelines
for homeowners/
decisions/planning

huge burden
on TON staff
time, travel,
litigation

Huge carbon
footprint to
maintain.

CHANCE OF
MEETING ALL
TRIGGER LOW

Scenario #2

Adapt

Leave geotubes in place
for a defined period
of time (5-10 yrs).

Develop a ^{Property} homeowner
plan & give notice

Rose

Adaptation ^{not protection} needs
to be the pathway
forward for all of
Monte-Carlo, except
critical infrastructure

Planning Time

GREAT

More Climate
Info

Allows for
consecutive
planning of
road re-location
and bluff stabilization

DEFERS
FINANCIAL
PRESSURE ON
TAX BASE

If based
on MOU -
Items
sand
hold harmless
public access

Allows for potential
agreement for
road relocation.
More time for
stakeholder
input.

PROTECTS
PART
OF
BAXTER RD

Bluff-top
Homeowners
Get some
predictability/time
to prepare for
retreat

Eliminates
Contention
about expansion

WORKING
WITH
MOTHER NATURE

GIVING NOTICE
TO HOMEOWNERS
THAT PLAN IS NOT
INDEFINITE

Financial
Planning
for relocation
more predictable

Notice
given
All 3
choices

Shorter
timeframe
5-10 yrs
can realistically
be planned

CAN PLAN
FOR A DEFINED
PERIOD

- FINANCIALLY
- MOVE ROAD

Planned
Retreat
Most palatable

Geotube
is hard
armory

Gives TO/V
TIME to
Adapt

Planning based
on time not
triggers is
essential

Deadline

Thorn

May Not
be
Neighborhood
Cooperation

Cost of
Nourishment

SIGNIFICANT
CLIMATE
CHANGES

WHO IS
PAYING?
HOMEOWNERS?
TOWN?

DEFINING
"OWNER"

Not clear
who pays
for maintenance

Sand sourcing
may be
difficult

WHAT
HAPPENS
TO HOME OWNERS
& THEIR INVESTMENT

GUARANTEED
FUNDING?

CONTINUE TO
BE OUT OF
COMPLIANCE

SAND SOURCE
AMOUNT OF
SAND

RISK of
continued
down-drift erosion
and other
negative impacts

Planning is
everything but
the plan means
nothing - no
promise &
removal

DEFINE
HOMEOWNER

Reliance on the
Private funding -
they could pull
funding at any
time.

Individual
Homeowner
risks are
different

5 YEAR PLAN

alternative
adaptations may
be better than
relocation but
orders of magnitude
more expensive

LOSS
OF
BEACH

Town 100%
Creating
Funding
Plan

tax
levies?

Allows more
'foot dragging' to
relocate road.
They have been in
a 5 years w/ no road
relocation progress

Bud

Define by
Triggers
Not Time

CREATES
MORE TIME

SIB HAS TO
PROVIDE
DIRECTION
→
WHAT'S BEST
FOR ACK?

Roads etc
on Timeline

Grant finding
rules Nantkett's
premise

TOWN APPLY
FOR NOI FOR
MODIFIED
GEOTURBS
IE. REMOVED

Potential for
more collaborative
work process

Clarify roles
of people
affected

Opportunity
to develop a
project that is
a global leader
in nature-based
resilience

Set up
Donation
Land -
Non profit
Town

Time for
Increased
Engagement
from stakeholders

Time to build
Support for
alt. access
easements

Community
FUND
RAISING
Capital Campaign

set up tax
deduction
for
Donors

Finalize
Fair
payment
Batterment

Sand sourcing
necessary so
it teaches up
how to do so in
future

larger Community
(taxpayers)
education /
engagement

SUCCESSFUL
PILOT
PROJECT
THAT CAN
HELP FUTURE
COASTAL RES. PLANNING

Develop
acceptable
standard &
model for
decision
making

Move conversation
away from
expansion

NEW TECHNOLOGIES
TO HARVEST SAND

A 20 YEAR PLAN

Develop
specific
owner
Plans
Not One Size Fits All

DROP SOME OF
THE LATE PHASE
SOLUTIONS. FOCUS
ON NEEDS RELATED
TO MOVING THE ROAD

Scenario #3

Retreat

Remove geotubes
and allow nature
to take its course

Rose-

No Sand
Needed

Buxley RD is
just a road →
it's not special,
accept that nature always wins

Stops endless
meetings

IMPROVED
COBBLES / OFFSHORE
ENVIRONMENT

ALLOWS THE
BEACH LOSS
TO REBUILD

The bank can
contribute sediment
to the system naturally.
~~There is no need for
any intervention~~

ALLOWS BEACH
TO STAY SAND
WHICH PLEASES
SOME

Acceptance
of mentality
& nature

Will be
backlog for
biodiversity

Some people
will be
happy

The beach will
build back ~~become~~
and fluctuate as
a natural system.
No continued
beach loss

Easement agree-
ments might
happen faster

Costs of
relocation and
removal of tubes
will only increase
over time. ~~this~~
Removal now
will ultimately
save \$ vs leaving in
place

~~Disaster~~
Nobody is
willing to pay
and manage
the tubes currently
this solves it.

NEW MOI
MODIFY DESIGN
TO REDUCE
HEIGHT OF
GEOTUBES TO
ALLOW MORE
SAND AVAILABLE
DURING STORMS

MINIMIZES
RISK OF
CONTINUED
DOWNLEFT
EROSION

Convinces
police
that removal
is inevitable

Thorn

Alternative
Access &
Comments
Not in Place

UNINTENDED
CONSEQUENCES

POTENTIALLY AN
UNSAFE SCENARIO
TO REMOVE TUBES

Potential loss
of historical
value of
Sceneset

Public Perception

LOSS
OF
LIGHT HOUSE?

LOSS OF
Infrastructure
+
Homes/
Lighthouse

Voluntary
Easements may
be denied ~~at~~
& become costly

100%
paid by
Town

Road, Houses Lost

Funding

Loss of
Cooperation

FINANCIAL COST
TO TOWN
✓

SIGNIFICANT
COST TO
TAXPAYERS,
WILL TAKE FUNDING
AWAY FROM OTHER
TOWN PROJECTS

Set precedent
for retreat ~~to~~

Lawsuits/
Cost of defense
✓

Loss of
tax
revenue

DELAYED INPUT
FROM TOWN
COUNCIL

Homeowners
feel abandoned

Lot by
Lot / Not
Macro planning

Town no
longer
Property
owner

SOME PEOPLE
WILL BE SAD

Misconduct
Misrepresentation
and
selling homes
+ Lots
happens quickly

Utility failure
or
disconnection

Unpredictable
impacts to
Road

Town
will merge
by Crisis

Bud

INDIVIDUAL
SOLUTIONS TO
MINIMIZE LONG
TERM PROBLEMS

NOT A GOOD
IDEA IF THERE
IS VALUE IN
TRYING
TECHNOLOGY

The Nantuxet
Land Council
proposal for
the town
to abandon road
responsibility
I forget what it's
called

PLAN
FOR
LIGHTHOUSE
PROTECTION

Takings
+
Betrements

Learn
Consequences

HEINFAUNA
AND
MICROFAUNA
RETURN TO
BEACH
✓

Opportunity
for
Data Collection

If TON votes
to discontinue
Buster as a
public way, it'll
avoid all
12th/13th

beach and
TON's ownership
may grow
more

HOA with phased

step approach

all property owners
must pay to get to pt. X

- Would / Can we make more progress by removing private entities from tactical plan?

- town files for permit
Remov SBPF

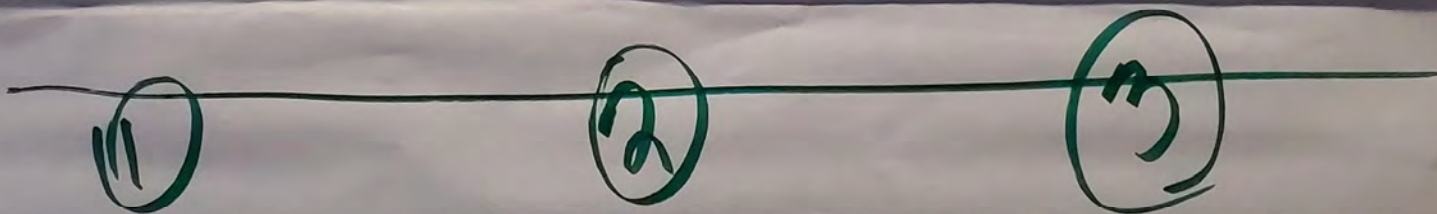
- Hit reset button

- 3 yrs. ago should have had a more tactical plan

- Found a lot of buds
- Scenario #1 has least Roses
- Scenario #2 more opportunities
- Scenario #3 more thorns
- Want to do the right thing. How do we do that
& sort through the news.

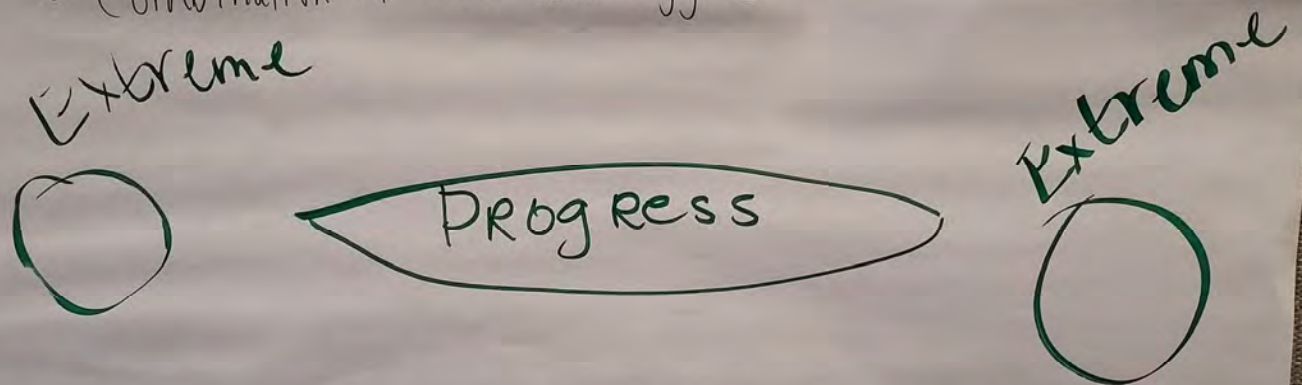
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thing. How do we do that
& sort through the
news.

- ~~SBPF~~? Should select Board be the decision maker
- phasing to be adopted
- alternatives in diff. areas
- Review existing document
- Who pays for and develops
Not if SBPF doesn't do it?



- External Extremes tend to make boards look divided.

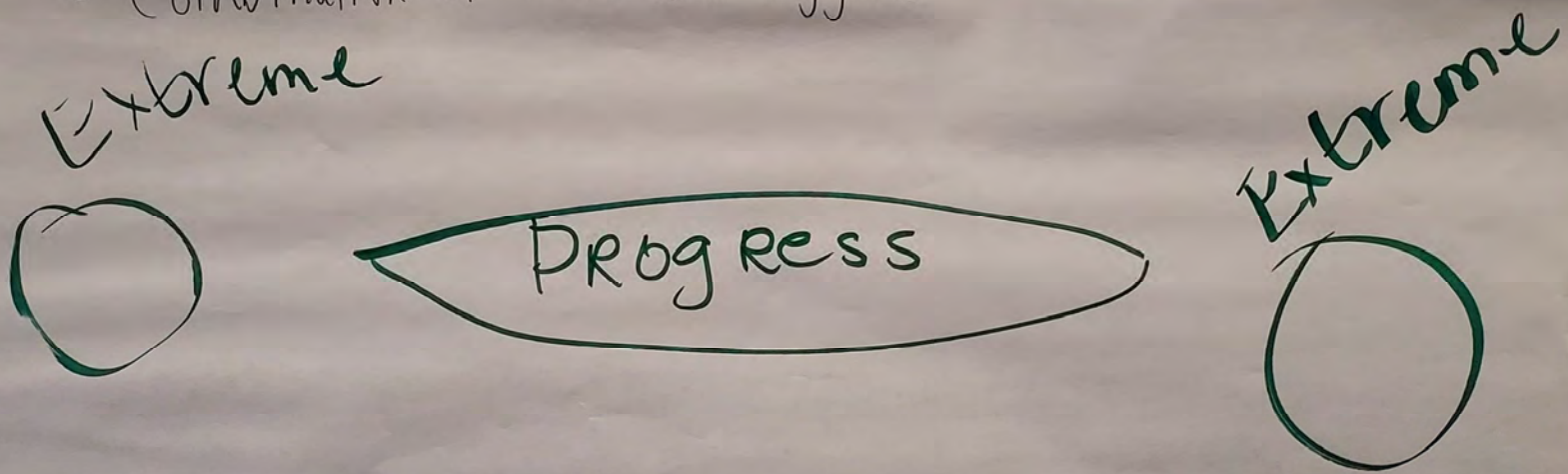
- Combination of time and triggers



- Govt. mtgs very inflexible. Opportunity to workshop must be created

- External Extremes tend to make boards look divided.

- Combination of time and triggers



- Govt. mtgs very inflexible. Opportunity to workshop must be created

Scenario

1

2

3

1.5
WITH TIME
+ TRIGGERS

#1.5
SBIF-neighbors
Pay....
Town agrees
beforehand -
MOU details said
will harmless
triggers
remain

MODIFY THE
EXISTING DESIGN
WHILE BRINGING
THE PROJECT
INTO COMPLIANCE

RECOLM

2) add / remove road
a) leave existing in place to
phase term (1-2 years)
b) submit new NOS w/
reason, pricing, and alternatives
as needed
c) develop road plan for
existing 33 rdway/relocation
including 33 rdway road
d) install new project w/ 4th
phase road and relocation
future projects is better but
e) consider other use right

SCENARIO 2 1.99
NEEDS A TIME LOST
DEVELOPED BEYOND 5
YEARS. THIS SCENARIO
IS MOST FAVORABLE FOR
ALL TO BE PREPARED

THIS IS THE
ONE!

Triggers
in place w/
some extension
20+ years
w/ triggers
put new roads
in place
Homeowner
pay

Adaptive management
with 5-year time
frame for geotube
removed. Road
relocation must
be agreed upon before
geotube removal order
extended. A responsible
entity to manage what's
on board.

Brooke Home
Scenario #2
with an appropriate
balance of time/
triggers