



BOARD OF HEALTH

~ MINUTES ~

Thursday, December 19, 2024

131 Pleasant St, Room A

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 4:00 p.m.

Staff in attendance: Roque Miramontes, Director of Public Health; John Hedden, Environmental Health Officer; Heather Nardone, Public Health Inspector; Jerico Mele, Human Services

Remote Staff: Tomeka Gary, Public Health Coordinator

Attending Members: Malcom MacNab, Chairman; Ann Smith, Vice-chair; Meredith Lepore, James Cooper; Kerry McKenna

Public Participant: Meg Ruley, Kevin Manganaro, Thomas Vawter, Gregg Corbo, Bob Jepson, Donal Bracken, Nicholas Amendolare, Margaret Van Deusen, Lisa Soeder, Jonathan Beery

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded and Items will be moved to next meeting

II. PUBLIC COMMENTS

Public Comment:	• Meg Ruley reported Harvard, Stowe, and Mashpee health departments make well test results publicly available unredacted • Ruley requested Board hearing on development near Fairgrounds Road due to PFAS concerns • Board agreed to add general PFAS discussion to January meeting agenda • Well #15 reported offline, located 300ft from Tom's Way
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III. APPROVAL OF MINUTES

Action:	Motion to approve the minutes of November as submitted. (Motion by Lepore) (Seconded by: Cooper) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (Aye)
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IV. Request for Hearing: 34 Hinsdale Road, re: housing correction order.

Discussion:	• Hearing was requested based on not understanding what the board of health wanted or required with the issues found at location • Health Department issued correction orders for mold and missing smoke detectors • Deutsche Bank identified as post-foreclosure owner since October 2018 • Property ownership contested through ongoing housing court proceedings • Land Bank expressed interest in purchasing property • Outstanding issues include: - Failed septic system - Mold in tenant-occupied room - Door replacement completed
Action:	Motion to confirm the original order (Motion by: McKenna) (Seconded by Cooper): Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (Aye)
Action:	Motion that Mr. Jepson will septic system be pumped no later than four weeks from today (Motion by McKenna) (Second by: Cooper): Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (Aye)
Action:	Chair Macnab continued hearing to next month's agenda to hear updated progress of corrections.

V. Discussion of large events held at private homes on Nantucket

Discussion:	• Will schedule a public hearing so that the board discuss the best way to deal with this with in the STR regulation • Public hearing needs to be advertised for 3 weeks to be added to next agenda
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Minutes – BOH December 19, 2024 adopted January 16, 2025

VI. 16 Sheep Pond Rd	
Discussion:	Request BOH to ratify condemnation, asked the owner to either move or demolish the home.
Action:	Motion to ratify the condemnation of 16 Pond rd (Motion by: Lepore) (Seconded b; Mckenna): Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (Aye)

VII. 28 Sheep Pond Rd	
Discussion:	- Same consideration by BOH to ratify condemnation for property at 16 Sheep Pond Rd - more complicated by the access road, ready to fall into the bluff and electrical box nearby that had power cut to the property
Action:	Motion to condemn 28 sheep pond Rd (Motion by: Smith) (Seconded by: Lepore): Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (Aye)

VIII. 8 Bank St.	
Discussion:	- Property maintains one-bedroom deed restriction - Current Title 5 system installed in 2020 - HDC and Zoning Board previously approved building modifications
Public Comment:	- Margaret Van Duesen stated did not want the board not to overturn the decision made in July - Lisa Soeder questioned how the board will enforce the deed restriction if is violated when they rent it for STR's
Action:	Motion to alter the variance removing the requirement for an IA system and after the new construction inspection of the septic system (Motion by: Cooper) (Seconded by: Smith): Carried 4-0// MacNab, Cooper, Smith, Mckenna, (Aye) Lepore recused from voting

IX. Next Level Watersports	
Discussion:	- Camp must obtain Select Board approval to use Town Pier as base of operations - Health Department cannot inspect until Select Board grants approval - Camp scheduled possible to present to Select Board on January 9th - Camp plans to begin registration mid-January - Board advised camp to include contingency language in marketing materials if he advertised before receiving approval to operate.
Action:	

X. Director's Report	
Discussion:	- Planning department requested the BOH to complete master plan survey 643 approved short-term rental permits issued as of December 19th 713 additional potential properties identified through website scraping - Short-term rental registration deadline is December 31st - New short-term rental coordinator position funded starting July 2024 \$250 registration fee required

XI. Adjournment	
Action	Motion to adjourn the meeting at 5:50pm (Motion by: Lepore) (Second by: Cooper) Carried 5-0//MacNab, Cooper, Smith, Mckenna, Lepore

Submitted by: Tomeka Gary