



BOARD OF HEALTH

~ MINUTES ~

Thursday, February 10, 2025

4 Fairgrounds, Nantucket MA, 02554

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

Called to order at 4: p.m.

Staff in attendance: Roque Miramontes, Director of Public Health; John Hedden, Chief Environmental Health Officer; Heather Nardone, Public Health Inspector; Sean Reid, Public Health Inspector

Remote Staff: Tomeka Gary, Public Health Coordinator; Andrew Shapero, Environmental Contamination Administrator; Gregg Corbo; Jerico Mele, Director of Human Service

Attending Members: Ann Smith (Vice-chair), Meredith Lepore, James Cooper

Remote Members: Malcolm MacNab (Chairman), Kerry McKenna

Public Participant: Dave Hinman, Donal Bracken, Jeff Blackwell, Kimerly Reed, Diana Brown

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded

II. PUBLIC COMMENTS

Public Comment:

III. APPROVAL OF MINUTES

Discussion

Action: **Motion to approve the minutes with comments Malcolm MacNab and Kerry McKenna made. (Motion by: MacNab) (Seconded by: McKenna) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (aye)**

IV. UPDATED ON SANKATY HEAD CADDIE PROGRAM

Discussion:

- Club completed moving bunks to meet **4.5-foot** spacing requirement in three existing bunkhouses
- New fourth bunkhouse **75%** complete, scheduled for completion by **end of April**
- Total capacity remains at **54** caddies plus **6** counselors, now spread across four buildings
- Each bunkhouse reduced from **19** to **14-15** occupants to meet compliance requirements

V. PUBLIC HEARING NOTICE FOR LARGE EVENTS AT PRIVATE HOMES

Discussion:

- Greg Corbo presented draft regulations for large gatherings at short-term rentals
- Board agreed to revise definition of "gathering" to mean double the approved occupancy capacity
- Board aligned on making property owners responsible for preventing unauthorized gatherings
- Key permit requirements discussed:
 - Potential for notarized owner signature
 - Parking plan requirement
 - Restrictions on noise, hours, and occupancy
- John Hedden stated that Culture & Tourism Office has taken over the event permitting process and is in the works to have things done online.
- Town departments have been meeting every month and maybe we should consult with the Culture & Tourism to get their feedback.

Public Comment:

- Kimberly Reed wanted to know why is there a need to focus on people that rent their homes? A lot of these houses where the gatherings are happening are at larger homes like the one on South Shore Rd.

Action: **Motion to continue hearing next month. (Motion by: MacNab) (Seconded by: McKenna) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (aye)**

VI. 63 CATO LANE (56/60)-RELEASE OF BETTERMENT LOAN	
Discussion:	• Notice that the loan has been paid off and needs the board's approval to release the lean
Action:	Motion to release the lien on the property. (Motion by: Lepore) (Seconded by: Cooper) Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (aye)

VII. 7 ARKANSAS AVENUE (59.4/217)-MADAKET HARBOR WATERSHED VARIANCE	
Discussion:	• Originally approved in 2018 and never installed • Setbacks reduced from 50ft to 30ft and 17ft • No reserve area required due to small lot size
Action:	Motion to approve the variance. (Motion by: Cooper) (Seconded by: MacNab) Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (aye)

VIII. 16 RIDGE LANE (38/120)- MADAKET HAROR WATERSHED VARIANCE	
Discussion:	• Property connecting to town water • System upgrade from existing leaching pit to new IA system • Setback variance for 102ft well separation
Action:	Motion to approve the variance as submitted. (Motion by: MacNab) (Seconded by: Lepore) Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (aye)

IX. NANTUCKET COMMUNITY SAILING -VARIANCE REQUEST FROM 105 CMR 430.103	
Discussion:	• Diana Brown explained US Sailing certification includes specific water rescue training for sailing conditions • Diana Brown feels that US Sailing certification is a striker than the lifeguard certification • Heather Nardone recommended maintaining lifeguard requirement as state standard • Kerry McKenna feels that they should have both lifeguard and US Sailing certification.
Action:	Motion to approve variance. (Motion by: MacNab) (Seconded by: Smith) 3-2// MacNab, Smith, Lepore (aye)

X. 6 TAUTEMO WAY(83/19)-NITROGEN LOADING CREDIT	
Discussion:	• Four-bedroom IA system replacing existing system from 1990 • Property connecting to town water
Action:	Motion to approve the variance as stated. (Motion by: Mckenna) (Seconded by: Lepore) Carried 4-0//Cooper, Smith, Mckenna, Lepore (aye) MacNab (absent)

XI. LIFT CONDEMNATION AT 40R ESSEX ROAD	
Discussion:	• Housing compliant that was responded to a year ago with no heat and access to the kitchen • Reinspected for egress and heat. Still no access to kitchen so cannot be used as a rental but does meet code to be used as an office or something.
Action:	Motion to lift the Condemnation. (Motion by: Lepore) (Seconded by: Cooper) Carried 4-0//Cooper, Smith, Mckenna, Lepore (4-0) MacNab (absent)

XII. ONLINE SHARING OF HEALTH DEPARTMENT DATA	
Discussion:	• Health Department announced new public access to PFAS testing results through online property files • Andrew Shapero presented new map showing PFAS detection patterns: ○ 84 total samples received ○ 33 samples(39%) had detectable level of PFAS6 ○ 7 samples (8%) exceeded state standard ○ Maximum detected concentration of 43 nanograms per liter ○ Two area identified where state PFAS6 standard exceeded: one in Madaket and one in Midland • Board discussed notification procedures for properties near positive test results • Health Department to continue updating map as new results received

XIII. PUBLIC HEARING NOTICE: UPDATE TO BOARD OF HEALTH REGULATION CHAPTER 223, BOARD OF HEALTH ADMINISTRATION, ARTICLE III, DEFINITIONS	
Discussion:	• John Hedden presented streamlined definitions for Chapter 223 regulations • Updates focused on bedroom definitions and open floor plan classifications • Board approved sending revised definitions to town counsel for review • Final approval scheduled for next month's meeting
Action:	Motion to send town council with Kerry McKenna edits. (Motion by: Lepore) (Seconded by: Cooper) Carried 4-0// Cooper, Smith, Mckenna, Lepore (aye) MacNab (absent)

XIV. Director's Report

Discussion:	• Flu update: ○ 410 confirmed cases since November 1st, 2024 ○ Daily cases dropped from 26-27 to median of 6 ○ Estimated 6,000-7,000 total cases in community based on CDC multiplier • Cancer data update: ○ New state data shows melanoma rates decreased by two-thirds between 2016-2020 compared to 2011-2015 • Health Department planning community needs assessment, funding allocated
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XV. Adjournment

Action:	Motion to adjourn at 7:01pm. (Motion by: Lepore) (Seconded by: Cooper) Carried 4-0// Cooper, Smith, Mckenna, Lepore(Aye) MacNab (absent)
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Submitted by: Tomeka Gary