



BOARD OF HEALTH

~ MINUTES ~

Thursday, March 20, 2025

4 Fairgrounds, Nantucket MA, 02554

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, Chief Environmental Health Officer; Andrew Shapero, Environmental Contamination Administrator.

Remote Staff: Tomeka Gary, Public Health Coordinator; Gregg Corbo KP-Law; Shantaw Bloise-Murphy, Directory of Culture and Tourism; Deana-Rea Weatherly, Special Events Coordinator

Attending Members: Malcolm MacNab (Chairman), Ann Smith (Vice-chair), Meredith Lepore, James Cooper, Kerry McKenna

Remote Members:

Public Participant: Ryan Maxwell, Dan Mulloy, Rick Beaudette

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded

II. PUBLIC COMMENTS

Public Comment:

III. APPROVAL OF MINUTES

Discussion

- No changes to the minutes

Action:

Motion to approve the minutes (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (aye)

IV. 57 MADAKET ROAD- NITROGEN LOADING CREDIT, HUMMOCK POND WATERSHED

Discussion:

- 31,000 square foot lot in Hammock Pond watershed
- Allows increase from 3 to 4 bedrooms
- Will install new Microfast treatment system providing 50% nitrogen reduction

Action:

Motion to accept the variance as stated (Motion by: McKenna) (Seconded by: MacNab) Carried 4-1// MacNab, Smith, McKenna, Lepore (AYE) Cooper (Nye)

V. 38.5 LOVERS LANE-NITROGEN LOADING CREDIT, WELLHEAD PROTECTION DISRICT

Discussion:

- Located in Wellhead Protection District
- Allows increase from 3 to 4 bedrooms with IA system
- Property is approximately 30,000 square feet

Action:

Motion to accept the variance. (Motion by: McKenna) second with prevision the board discuss this topic sooner than later (Seconded by: Smith) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (Aye)

VI. NEXT LEVEL WATERSPORTS

Discussion:

- Heard in December meeting and was going to the Select Board to operate out of the town pier downtown and was denied
- Variances for:
 - No site location requirements
 - Emergency medical facilities
 - Shelters for day camp
 - Sewage disposal facilities
 - Toilet and handwashing facilities

Minutes – BOH March 20, 2025 adopted April 17,2025

	• Camp safety protocols include: ○ 2:1 camper to counselor ratio ○ First aid and CPR certified staff ○ Multiple weather monitoring apps and VHF radios ○ \$1-2 million insurance policy • Camp operates 4 days per week during summer months • Board required Health Department inspection of boats and safety equipment, which the camp operator agreed to facilitate
Action:	Motion to approve the variance as is in the application. (Motion by: Lepore) (Seconded by: Smith) Carried 4-0// MacNab, Smith, Mckenna, Lepore (Aye) Cooper is recused from the vote

VII. 34 HINDALE ROAD, HOUSING CORRECTION ORDER

Discussion:	• Reinspected in January for the correction order issued back in November 2024 • Mold has been removed, now all violations have been addressed
Action:	Motion to close the hearing. (Motion by: Mckenna) (Seconded by: Smith) Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore (Aye)

VIII. PUBLIC HEARING NOTICE FOR LARGE EVENTS AT PRIVATE HOME

Discussion:	• Board continued development of regulations for large gatherings at short-term rentals • Discussed two potential approaches for occupancy limits: ○ Double the approved bedroom occupancy ○ Square footage-based calculations • Culture and Tourism Department agreed to potentially assist with permit processing • Board decided to: ○ Research square footage occupancy standards ○ Complete final draft at next meeting ○ Coordinate with town administration on enforcement
Action:	Motion to continue the hear until next month. (Motion by: Lepore) (Seconded by: Mckenna) Carried 5-0 // MacNab, Smith, Cooper, McKenna, Lepore (Aye)

IX. PUBLIC HEARING NOTICE:UPDATE TO BOARD OF HEALTH REGULATION CHAPTER 223,

Discussion:	• Staff requested to continue the hearing
Action:	Motion to continue the hear until next month . (Motion by: Lepore) (Seconded by: Smith) Carried 5-0 // MacNab, Smith, Cooper, McKenna, Lepore (Aye)

X. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UDATE

Discussion:	• Health Department added PFAS data to property files for public access • New data shows: ○ 36% of sampled wells have detectable PFAS levels ○ Highest concentration found was 50 nanograms per liter west of town ○ 3 of 4 new MassDEP samples west of town were non-detect. One sample showed 3.65 nanograms per liter • Treatment system for Well 15 and 16 remains on schedule for installation before summer • Department planning additional surface water sampling and educational resources
Action:	

XI. DIRECTOR'S REPORT

Discussion:	• Will Droheim joined as new inspector from sewer department • Heather Nardone passed Certified Professional in Food Safety (CPFS) certification • Department will offer ServSafe certification course starting April 2nd, 2025 • Reported 301 measles cases nationwide, none in Massachusetts or Nantucket
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XII. ADJOURNMENT

Action:	Motion to adjourn at 6:14pm. (Motion by: Lepore) (Seconded by: Smith) Carried 5-0// MacNab, Cooper, Smith, Mckenna, Lepore(Aye) MacNab (absent)
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