

Nantucket Coastal Resilience Advisory Committee (CRAC)

Tuesday, October 22, 2024

Via Zoom

*Meetings are audio- and video-recorded

Members present: Gary Beller, Peter Brace, Sarah Bois, Tim Braine, Doug Rose, Christy Kickham, Jen Karberg, Rachel Freeman, Joanna Roche

Members Absent: John Kitchener

Staff present: Leah Hill, Megan Trudell, Leslie Snell, Barry Rector, Paul Murphy

Scheduled Speakers: Shannon Hulst

Members of the public:

Recording available here: <https://www.youtube.com/watch?v=xjg6P6j8wly&t=7s>

Packet available here: [hHps://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_10222024-14403](https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_10222024-14403)

1. Call to Order – 10:00am

- The meeting was called to order by chair Peter Brace

2. Meeting announcements

- Script for remotely conducting Open Meetings
- Meeting is being audio/visually recorded

3. Public comment on topics not on the agenda

A letter from CRAC responding to Mr. Connick was not read aloud but is in the packet.

- D. Anne Atherton had two comments:
- Responses to Gerry Connick's public comments from September 25, 2024 and October 4, 2024

4. Approval of minutes

- Minutes for Sept 10, 2024 and Sept 24, 2024 were approved.

5. Presentation and discussion on Zoning and floodplain by-laws, FEMA maps, and building codes by Shannon Hurst, Floodplain and CRS Specialist for the Cape Cod Cooperative Extension & Woods Hole Oceanographic Institution Sea Grant

- Hulst gave a presentation and answered questions previously submitted by CRAC.
- Presentation Topics overview: Flood Maps, Current Floodplain Regulations, (Building codes & Floodplain zoning), New State Floodplain Regulations (Mandatory Floodplain By-law, DEP LSCRF pending regulations.), Cape Cod Coastal Resilience Bylaws, Discussion of by-law ideas from CRAC.
- The full presentation is included in the packet

- Flood Maps discussion
 - Doug Rose question: Does Land Subject to Coastal Storm Flowage only referring to ocean flooding?
 - Hulst: Does include overflowing fresh water ponds and riverine areas.
 - Brace asked if Nantucket's south shore long ponds (considered storm pathways) are considered part of FEMA maps.
 - Hulst: Not included in FEMA maps currently.
 - Brace: Is the Brant point, Easy Street, downtown considered in FEMA Floodplain
 - Hulst: Clarified that FEMA Floodplain is just another term for LSCSF.
- Floodplain regulations discussion:
 - Brace: Question about height limit and elevating houses to avoid flooding. Is there no new construction on an empty lot or rebuilding of destroyed housing.
 - Hulst: No new construction seaward of high tide. Historic structures may be a local exception. Height restrictions are a local matter for Nantucket to decide. They recommend that height is measured from design height.
 - Beller: Would the new freeboard heights effect future construction?
 - Hulst: Yes depending on the zone.
 - Beller: Is this mandatory?
 - Hulst: Yes Nantucket is required to adopt these.
 - Braine: Does freeboard refer to the height of the utilities or the lowest floor of the house?
 - Hulst: Both.
 - Freeman: Wasn't certain how to read FEMA map re: A zones and V zones.
 - Hulst clarified with a map display.
 - Leslie Snell clarified that Nantucket does have a height provision based on base flood elevation.
 - Hulst recommended that Nantucket adopt the new freeboard language.
- State Level Floodplain Regulations discussion:
 - Brace: Asked for a clarification of redirection of flood waters and if you can redirect floodwaters for containment until the flood subsides. Also asked for an explanation of the specific flood plan permit.
 - Hulst confirmed that you can contain but you cannot redirect to neighbors etc. Floodplain permits can be used to deal with historic structures but can apply to other situations.
 - Hill: Question about technical data that you need to share with FEMA...needs examples.
 - Hulst: Example is if the town gathers data that updates the local floodplain maps.
 - Beller: What is the trigger that requires someone to elevate in zones where its required.
 - Hulst: New construction or renovations or repair that cost 50% or more of the value of the structure.
 - Hill: With proposed DEP updates, how do coastal resilience projects like Easy St. fit into this...
 - Hulst: Flood management or redevelopment projects are allowed.
- Cape Cod Model Resiliency Bylaws Discussion
 - Hill: What towns have adopted the model bylaw?
 - Hulst: None yet but discussions are underway with Dennis, Chatham and other towns. She is available to help if Nantucket wants to adopt.
 - Rose: Does this apply to public infrastructure?
 - Hulst: Efforts to make improvements would not be too restricted...but this is not

addressed in detail.

- Beller: The term coastal resilience zones may confuse Nantucket residents who have just been introduced to the idea of Coastal Resilience Districts. Brace elaborated and agreed.
- Hulst: You don't have to use the language if its confusing.
- Roche: How are the zones defined in the documents?
- Hulst: You can update your bylaws to define the zones and expand the jurisdiction and put regulations later perhaps through Conservation Commission, which doesn't have to go to town meeting. Town staff would work on this with the select board and put it into a warrant. Every town on the cape has adopted the 2020 bylaw update and is now looking at the new ideas. Next fall is likely the earliest.
- Snell: Would be working on doing this in the 2026 town meeting.
- Brace: Explained Nantucket's ATM and special town meetings.
- List of CRACs suggestions for updating Nantucket's Zoning regulations discussion:
 - Hulst: pointed out where the language of the model bylaw has language that covers the CRAC suggestions or clarifies or strengthens them and made several comments and suggestions. She also talked about the Community Rating System and how it effects insurance. (Her comments are in the packet.)
 - Rose made a suggestion for where to put Hold Harmless language in the documents.
 - Beller: What is the time limit for Nantucket to update the Massachusetts floodplain law.
 - Hulst: Depends on when the new maps come out but should shoot for 2026 town meeting.

6. New business, Committee & Natural Resources Dept. reports from Planning board, Conservation Commission, Harbor and Shellfish Advisory Board, Select Board, Advisory Committee of Non-Voting Taxpayers, and other committee members

- Beller: Thanked Sarah Bois for the article about CRAC in Yesterday's Island.

7. Discussion of upcoming meeting dates and topics: Next meeting November 12.

8. Motion to adjourn

- Approved

