



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2024 JUL 18 PM 12:15
NANTUCKET TOWN CLERK
Posting Number:T 668

Committee/Board/s	FINANCE COMMITTEE
Day, Date, and Time	THURSDAY, JULY 25, 2024 AT 4:00 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM
Signature of Chair or Authorized Person	MARIYA BASHEVA

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/89594655975?pwd=WwEw3peSQKCy85DaJoGh0TG7G4myCe.1>

Meeting ID: 895 9465 5975

Passcode: 182147

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Discussion and Potential Recommendations of Warrant Articles for Special Town Meeting 2024:

Article	Primary Sponsor	Description
13	Stephen Maury	Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 44 Skyline Drive
14	Stephen Maury	Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 13 and 13A Woodland Drive
15	Gillian Bloise	Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 42 Monohansett Road

5. Discussion and Potential Recommendations of Warrant Articles for Special Town Meeting 2024
6. Date of Next Meeting – Thursday, September 12th, 2024 @ 1 PM
7. Committee Reports
8. Other Business

9. Adjournment

July 12, 2024

Nantucket Select Board
16 Broad Street
Nantucket, MA 02554
Via Email: townmanager@nantucket-ma.gov

RE: Special Town Meeting
Sewer Warrant Article Review

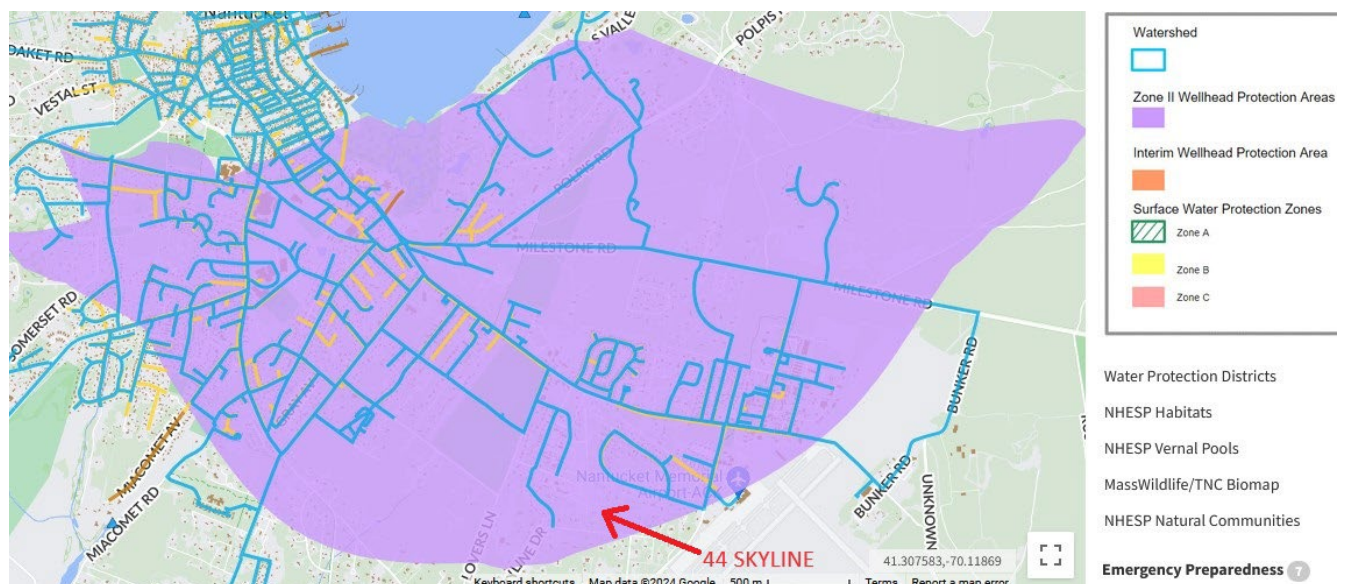
Dear Board Members:

I am writing to express my strong opposition to the addition of 13 & 13A Woodland Ave & 44 Skyline Drive to the Sewer District as proposed by two citizen articles on the warrant for the September Special Town Meeting. I respectfully request that you support a negative recommendation on both articles, as further detailed and justified below.

The proposed change will significantly increase the density of development on the properties, and result in unnecessary overburdening of existing sewer infrastructure without a justifiable improvement of environmental protection.

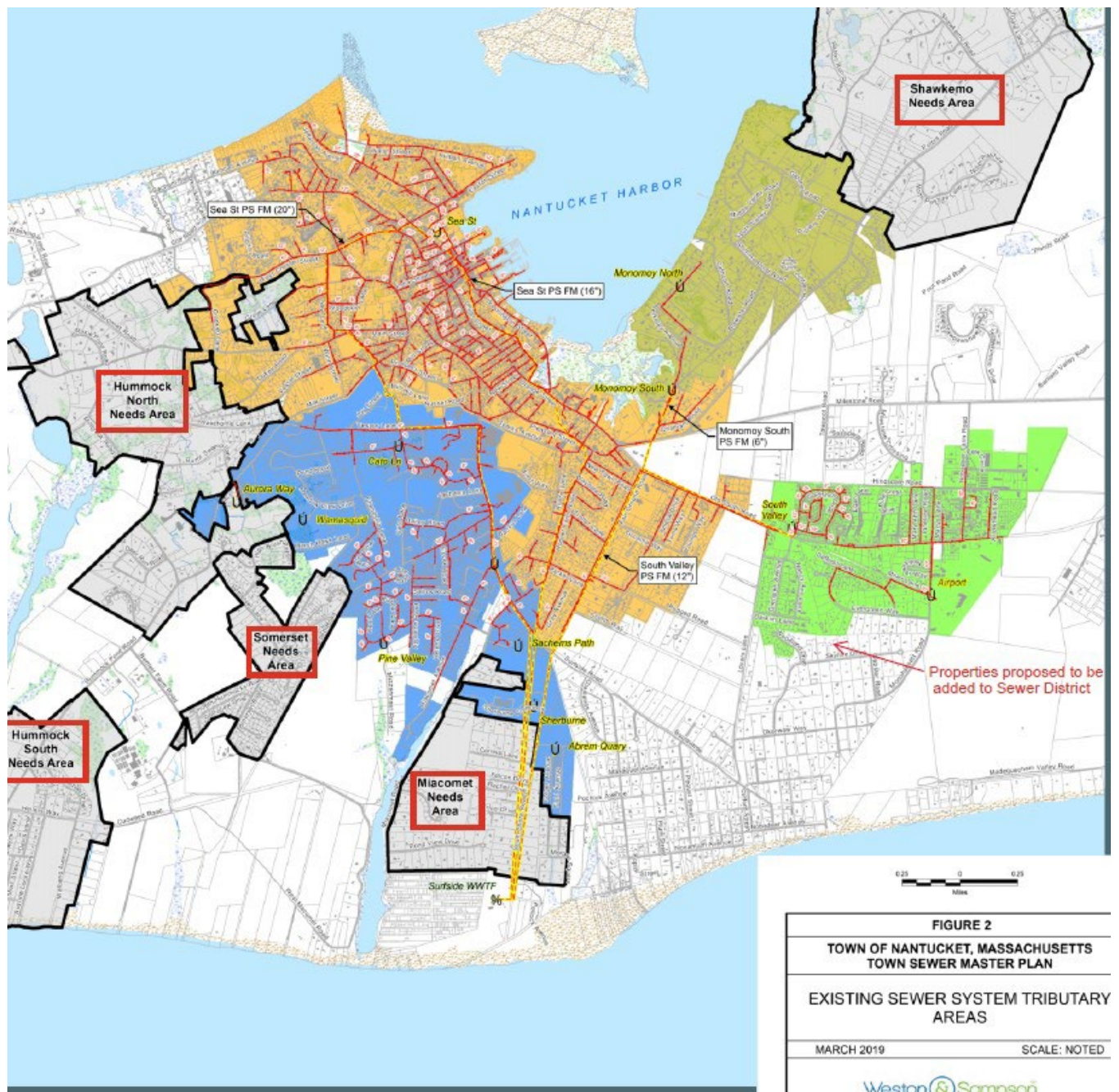
These properties could be developed utilizing on-site septic systems, or even Innovative Alternative (I.A.) septic systems if environmental protection is the actual goal. However, that is not the case. The goal of the developers is the elimination of bedroom limitations that exist with septic systems, but not on town sewer.

The proponents assert that these properties should be included in the sewer district simply because of location within the Public Wellhead Recharge District (PWRD), however the PWRD is not a Sewer Needs Area. The below figure depicts the PWRD in purple, with existing sewer infrastructure shown in yellow. If the Select Board supports the addition of these properties on this basis, can all properties within this area not currently on sewer expect similar treatment?



If so, how does that impact the Surfside Wastewater Treatment Facility and sewer pump stations? The Town spent millions of dollars and years on studies related to sewer infrastructure. A brief refresher of that work can be found here: <https://www.nantucket-ma.gov/1536/Sewer-District-Master-Plan>

Below is portion of the Sewer District Master Plan Map that identifies the Needs Areas, which the proposed properties are not part of, and were not accounted for in the sizing of the treatment plant. While they are adjacent to the existing sewer district, that district is not a Needs Area based on environmental protection concerns.



The Planning Staff has asserted support for these articles, stating “*This is in the PWRD and will bring infrastructure improves to an area in our region with known PFAS*”. However, no documentation has been provided as to PFAS contamination on these properties. The properties are located nearly a half-mile west of the airport, with documented groundwater flow to the south.



What PFAS concern is there? Or is it simply a convenient claim to support their objectives? If it is that new septic systems serving these lots will contribute PFAS, that is simply unfounded as the 2020 Toxic Substances Control Act (TSCA) prohibited companies from manufacturing, processing or importing products containing PFAS.

Town water is available to both properties, which is the real solution to concerns with PFAS by providing clean drinking water. Further to that, Town sewer is irrelevant as the properties will not be served by onsite wells.

Again, no supporting evidence is provided that there is PFAS contamination onsite. If the developers claim that there is, to support a position that septic systems should not be installed, then significant studies and testing must also be done prior to any development on the properties. And, even if there is such contamination (source?), PFAS within soils from surface contamination is typically within the two feet of the ground surface. Not only would that material be removed for the installation of a septic system, but the leaching component would be at a greater depth. So that assertion is debunked.

Further, both properties are grossly out of compliance with zoning bylaws and have been the subject of attempted enforcement by the PLUS department for years. To no avail. It would be contrary to good governance for the Select Board to support articles which would benefit these properties given this history.

These articles represent a financial windfall to the property owners, at the expense of the community including current and future sewer ratepayers. There is no reasonable justification to add these properties to the Sewer District.

This is just a smoke-and-mirrors attempt to use PFAS-related scare tactics to get away with a self-enrichment development scheme. Please provide a negative recommendation on both articles which are contrary to the best interests of our community, as well as the goals and objectives of the Sewer Master Plan.

Thank you for your time and consideration.

Sincerely,
Arthur Gasbarro, PE, PLS

A handwritten signature in blue ink, reading "Arthur D. Gasbarro", is positioned below the typed name. The signature is fluid and cursive, with the first name "Arthur" being the most prominent part.

July 23, 2024

Nantucket Select Board
16 Broad Street
Nantucket, MA 02554
Via Email: townmanager@nantucket-ma.gov

RE: Special Town Meeting
Sewer Warrant Articles 13 & 14

Dear Board Members:

I am writing to provide additional information in response to Mr. Maury's recent letter to you regarding the addition of 13 & 13A Woodland Ave to the Sewer District as proposed for the September Special Town Meeting. I respectfully request that you support a negative recommendation on both referenced articles, as further detailed and justified below.

The sewer article review checklist provided to you was properly completed by your Sewer Director and Chief Environmental Officer, which determined that the articles do not meet the criteria for inclusion in the sewer district.

On a point-by-point basis –

1. There is no affordable housing project approved or applied for on these properties. **Therefore, should not get the point on the checklist.**
2. The lot size of 13 & 13A Woodland Ave is approximately 209,405 sf and 44 Skyline Drive 100,525-sf. These are not less than 40k sf. It is unreasonable to base a decision to provide the point on the basis that the lots may someday be able to be created at a smaller size with a zoning district change (which is not supported by the Planning Board or the Finance Committee as related to STM Articles 11 & 12). **Therefore, should not get the point on the checklist.**
3. Innovative/Alternative (I.A.) Technology septic systems are not required within the Public Wellhead Recharge District (PWRD). In fact, attached is a permit issued in 2016 for a conventional (non-I.A.) septic system at 13 Woodland Drive. Also attached is a permit issued last year for a conventional (non-I.A.) septic system nearby within the PWRD at 54 Skyline Drive, per current regulations. **Therefore, should not get the point on the checklist.**
4. The proposal is not compliant with the 2009 Master Plan which promotes denser development in the Town Overlay district, not the Country Overlay District where these properties are located. **Therefore, should not get the point on the checklist.**

More importantly, the proposal is not consistent with the Sewer Master Plan. Specifically, the sewer districts were established to preserve capacity at Surfside Wastewater Treatment Facility to serve the most environmentally sensitive areas. The Sewer District Master Plan Map identifies the Needs Areas for that very purpose, which the proposed properties are not part of, and were not accounted for in the sizing of the treatment plant.

Further to that is consideration of the sewer infrastructure that would be needed to serve these lots. The 13 Woodland Ave proposal includes 80 bedrooms, plus whatever would be built on 44 Skyline Drive. All that flow would likely be directed to the pump station in Naushop, further overburdening existing infrastructure.

The properties are within the Public Wellhead Recharge District (PWRD), however the PWRD is not a Sewer Needs Area. Further to that, the properties are on the southern boundary of the PWRD, and groundwater flow is documented to the south, away from the Town wells. There is no environmental justification to remove available capacity at the treatment plant to instead serve these lots.

Please provide a negative recommendation on both articles which are contrary to the best interests of our community, as well as the goals and objectives of the Sewer Master Plan.

Thank you for your time and consideration.

Sincerely,
Arthur Gasbarro, PE, PLS

A handwritten signature in blue ink, reading "Arthur D. Gasbarro", is positioned below the typed name. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

BOARD OF HEALTH

TOWN OF NANTUCKET

No. 73-16

Fee \$600-

APPLICATION FOR DISPOSAL WORKS CONSTRUCTION PERMIT

Application is hereby made for a Permit to Construct (X) or Repair () an Individual Sewage Disposal System at:

13 Woodland Drive

79-208

Location - Address

Walter J. Glowacki

Owner

Dave F. Visco

Installer

Assessors map and parcel no.

P.O. Box 28 Nantucket, MA 02554

Address

4 Rachel Drive Nantucket, MA 02554

Address

Type of Building ☒ Dwelling

No. of Bedrooms 3

Expansion Attic ()

Size Lot 209, 408 ft.

Sq. feet

Garbage Grinder () NO

Other Type of Building

No. of persons

Showers () - Cafeteria ()

Other fixtures

Design Flow 110 gallons per bedroom person per day. Total daily flow 330 gallons.

Septic Tank ☒ Liquid capacity 1,500 gallons Length 11' Width 6'-2" Diameter - Depth 6'

Disposal Trench ☒ No. 1 Width 3' Total Length 62.5' Total Leaching area 487 sq. ft.

Seepage Pit No. Diameter Depth below inlet Total Leaching area 360 gal.

Other Distribution box (X) Dosing tank ()

Percolation Test Results

Performed by

Date

Test Pit No. 1 LS minutes per inch Depth of Test Pit 11' Depth to ground water None Observed

Test Pit No. 2 LS minutes per inch Depth of Test Pit 10' Depth to ground water None Observed

Description of Soil TP# 1: 0"-11" Loamy Sand 10 yr 3/1; 11"-16" Loamy Sand 7.5 yr 4/4;

16"-24" Loamy Sand 10 yr 6/6; 24"-34" med. sand 10 yr 5/6; 34"-132"

med fine sand 10 yr 6/8; TP# 2: 0"-18" Loamy Sand 10 yr 3/2; 18"-24" Loamy Sand 10 yr 5/6; 24"-120" med-fine sand 10 yr 6/8.

Nature of Repairs or Alterations Answer when applicable

Agreement:

- (1) The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of Title 5 of the State Sanitary Code.
- (2) A representative of the Nantucket Board of Health shall be present at all percolation tests whenever possible. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to performing the percolation test.
- (3) A representative of the Nantucket Board of Health shall inspect the Individual Sewage Disposal System prior to covering. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to covering the system.
- (4) The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed

7/27/16
Date

Application Approved By

A. B. Howley

8/5/16
Date

Application Disapproved for the following reasons:

NOTES:

Issued

Date

8/5/16

No. 63-23THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH
TOWN OF NANTUCKETFee \$700

APPLICATION FOR DISPOSAL WORKS CONSTRUCTION PERMIT

Application is hereby made for a Permit to Construct (✓) or Repair () an Individual Sewage Disposal System at:
54 Skyline Drive 79/46Location - Address
Pour La Table, LLCAssessors map and parcel no.
6 Cachalot Lane, NantucketOwner
Edward Strojny, Jr. *[Signature]*
InstallerAddress
23 Pine Grove Road, Nantucket

Address

Type of Building

Size Lot 95,409

Dwelling

No. of Bedrooms 9

Expansion Attic ()

Sq. feet

Garbage Grinder ()

Other

Type of Building

No. of persons

Showers () — Cafeteria ()

Other fixtures

Design Flow 55 gallons per person per day. Total daily flow 990 gallons.

Septic Tank Liquid capacity 2,000 gallons Length 12'-0" Width 6'-6" Diameter 5'-8" Depth 5'-8"

Disposal Trench No. 3 Width 34" Total Length 175.2' Total Leaching area 1,389 sq. ft.

Seepage Pit No. Diameter Depth below inlet Total Leaching area gal.
Other Distribution box () Dosing tank ()

Percolation Test Results Performed by G. BUZANOSKI Date 4/4/22

Test Pit No. 1 <2 minutes per inch Depth of Test Pit 115" Depth to ground water 7115"

Test Pit No. 2 <2 minutes per inch Depth of Test Pit 120" Depth to ground water 7120"

Description of Soil C HORIZON - MEDIUM SAND

Nature of Repairs or Alterations — Answer when applicable

Agreement:

- (1) The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of new Title 5 of the State Sanitary Code.
- (2) A representative of the Nantucket Board of Health shall be present at all percolation tests whenever possible. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to performing the percolation test.
- (3) A representative of the Nantucket Board of Health shall inspect the Individual Sewage Disposal System prior to covering. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to covering the system.
- (4) The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed *[Signature]*Application Approved By *[Signature]*

Date 6/14/23

Application Disapproved for the following reasons:

NOTES:

Issued

Date 6/14/23