

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
Posting Number:T 1150

Committee/Board/s	FINANCE COMMITTEE
Day, Date, and Time	THURSDAY, DECEMBER 12, 2024 @ 4:00 PM
Location / Address	131 PLEASANT STREET, TRAILER ROOM A AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
Signature of Chair or Authorized Person	STEVEN HUNTER

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

YOUTUBE LINK FOR VIEWING ONLY:

https://youtube.com/live/PXki1_9C3IM

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_buIJRIBsT7STwtWBdRF2AA

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Finance Committee Leadership Update
5. Public Hearing on 2025 Annual Town Meeting Citizen Warrant Articles
6. Discussion of 2025 Annual Town Meeting Citizen Warrant Articles
7. Committee Reports
8. Review of Third Quarter Coastal Resilience Advisory Committee Report
9. Date of Next Meeting – Monday, January 6, 2025 @ 4:00 PM (hybrid)
10. Other Business
11. Adjournment

TOWN OF NANTUCKET
May 3, 2025, Annual Town Meeting
Citizen Warrant Article Submissions
Comments of Town Counsel

Article No.	Lead Petitioner	Article Description	Comment
A	Gillian Bloise	General Bylaw Amendment: Sewer District Map Changes – 42 Monohansett Rd.	Approved as to form. Proposes to add a parcel (Map 79, Lot 55) to the Town Sewer District. It appears this is the same as article 15 from the 2024 STM. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
B	Patricia Wright	General Bylaw Amendment - Short Term Rental Regulation	Because this article proposes to amend c. 123 of the Town Code, which is a general bylaw, to regulate Short-Term Rentals as an accessory use, it is not in proper legal form because the enactment of a use regulation must be done by an amendment to c. 139 of the Town Code, which is the Town's zoning bylaw. This distinction is important because of (1) the quantum of vote required for passage, and (2) legal protections that afford non-conforming status under zoning. If the proposal were to limit the operation of STRs without any reference or definition of use, it might be accomplished by a general bylaw, consistent with G.L. c. 64G, § 14. Because of the uncertainty whether the bylaw requires enactment as a zoning bylaw, it is recommended that the article be referred to the Planning Board for a public hearing and a report

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Article No.	Lead Petitioner	Article Description	Comment
			and recommendation pursuant to G.L., c. 40A, §5.
C	Peter Mackay	Zoning Map Change: LUG-1 to R-20 and Overlay District Change (Country to Town) - Monohansett Rd	Approved as to form. Proposes to amend the zoning map by changing 25 Monohansett Road parcel (Map 79, Lot 112) from CTEC zoning to R-5. All proposed zoning bylaw amendments should be referred to the Planning Board for a public hearing, and a report and recommendation to Town Meeting
D	Toby Brown	Rescind Unused Borrowing Authority – Affordable Housing Trust	This article proposes to rescind unused borrowing authority under Article 18 of the 2023 annual town meeting. However, the motion under that article was to raise and appropriate \$6.5 million for affordable housing purposes contingent on a Proposition 2 and ½ override ballot question. The override passed, which resulted in a permanent increase in the Town’s real estate tax levy in the amount of \$6.5 Million. Because the vote did not authorize a borrowing , the proposal to rescind the unused borrowing authority is legally defected.
E	Ryan B Webb	Effect of Military Service on Salary, Seniority, and Leave of Public Employers (Acceptance of G.L. c. 33, § 59)	Approved as to form. This article proposes to accept a statute which ensures that public employees called to military duty will not lose

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			pay or benefits while serving, which is a local acceptance statute and requires a majority vote.
F	Frederick McClure	Zoning Bylaw Amendment - Short-Term Rentals	Approved as to form. All proposed zoning bylaw amendments should be referred to the Planning Board for a public hearing, and a report and recommendation to Town Meeting. This article would amend the use chart to put an A in all columns instead of a Y for accessory STRs. The restrictions are that the lot be used by an owner for at least 30 days/year (including friends and family, or 6-month rentals); it is used as an accessory STR for 1 day less than days used by the owner; no owner shall have multiple STRs; and minimum stays in July/August must be 7 days, while minimum stays of 3 days the rest of year. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
G	Matthew Peel	General Bylaw – Short-Term Rentals	Approved as to form. Amends Chapter 123 of the Town Code (General Bylaw) by placing a cap on the number of certificates of registration per year (1350), which in Town Counsel’s opinion, is permissible under G.L. c. 64G, § 14. The article

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			also places additional restrictions on the operation of Short Term Rentals. Requires only a simple majority vote for passage.
H	Isaiah Truymen	Appropriation – Teenage Recreation Center	In Town Counsel’s opinion, the Town’s funding to a private nonprofit for a mentorship and coaching program for local teenagers is likely considered a valid public purpose for which public funds may be appropriated under the anti-aid amendment, subject to a grant agreement, but the funding source will need to be identified in the motion (likely either free cash or raise and appropriate).
I	Campbell Sutton	Charter Amendment – Legislative Powers	This article proposes a charter amendment to have two annual town meetings per year (spring and fall). The spring ATM will be primarily for financing and operating budget, and the fall ATM will be primarily for zoning, land use, and bylaw matters. The Select Board would set the date for the submission of petitioned articles, and the Select Board would have discretion to divide the warrant articles between the 2 ATMs as it deems appropriate. This is likely consistent with the requirements of G.L. c. 39, § 10, which requires the Select Board to insert petitioned articles into

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			the warrant if the requisite signatures have been obtained, so long as the Board inserts them into one of the 2 ATM warrants. A two-thirds vote will be required for passage at town Meeting, and a ballot question will be required as well.
J	Beth Jekanowski	Zoning Map Amendment – R20 to R10 32 Appleton Road	Approved as to form. Proposes to amend the zoning map by changing 32 Appleton Road (Map 66, Lot 37) from R-20 to R-10. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
K	Clifford J Williams	General Bylaw Amendment: Sewer District Map Changes – 44 Skyline Drive	Approved as to form. Proposes to add a parcel (Map 79, Lot 990) to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
L	Clifford J Williams	Zoning Map Amendment – 44 Skyline Drive	Proposes to amend 44 Skyline Drive/13 Woodland Drive on the zoning map (Map 79, Lot 990) by changing it from LUG-2 to R-20, and to amend a different portion of the same property by changing it from COD to TOD. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion

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			from Town Counsel. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
M	David Visco	General Bylaw Amendment: Sewer District Map Changes (Felcon Drive and Rachel Drive)	Approved as to form. Proposes to add 13 parcels on Rachel Dr., South Shore Road, and Felcon Drive to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
N	David Visco	Zoning Map Change – LUG-1 to VR (Rachel Drive)	Approved as to form. Proposes to amend the zoning for 9 parcels on Rachel Drive and South Shore Road by changing them from LUG-1 to VR. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
O	Meghan Glowacki	Real Estate Acquisition – 3,5,7, and 9 South Shore Dreive	Approved as to form but please refer to Town Counsel’s memorandum dated November 1, 2024, for the legal risks and concerns associated with the proposed taking, particularly under <u>Pheasant Ridge Association Limited Partnership v. Town of Burlington</u> , 399 Mass. 771, 777 (1986). Also, Town Meeting must appropriate sufficient funds before the taking may be conducted. In addition, the Town must

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			obtain at least one professional appraisal before taking the property. A positive vote, which will require a two-thirds vote, will only authorize the Select Board to take the property. Town Meeting cannot require the Select Board to take the property.
P	Stephen Maury	Zoning Map Amendment – 13A Woodland Dr.	Proposes to amend a portion of 13 Woodland Drive by changing it from LUG-2 to R-20. This is similar to article 12 of 2024 STM with modifications. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
Q	Stephen Maury	Zoning Map Amendment – 13A and 13 Woodland Dr.	Proposes to amend the zoning for 13 and 13A Woodland Drive by changing it from R-20 to R10. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should

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			be referred to the Planning Board for a public hearing, and a report and recommendation.
R	Stephen Maury	Zoning Map Amendment – 13 Woodland Dr.	Proposes to amend a portion of 13 Woodland Drive by changing it from LUG-2 to COD/TOD. It is contingent upon the passage of related articles above. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should be referred to the Planning Board for a public hearing, and a report and recommendation
S	Stephen Maury	Town and Country Overlay District Change: 13A Woodland Drive and a portion of 13 Woodland Drive	Proposed to change portion of 13A Woodland Drive from COS to TOD, and a portion of 13 Woodland Drive located in R-20 to COD. It is unclear which portions of Woodland Drive are being rezoned and contingent on one another, so a reference to the attached maps is necessary. . An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should

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Article No.	Lead Petitioner	Article Description	Comment
			be referred to the Planning Board for a public hearing, and a report and recommendation.
T	Stephen Maury	Sewer – 13A Woodland Dr.	Approved as to form. Proposes to add portion of 13 Woodland Drive and 13A Woodland Drive to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
U	Stephen Maury	Sewer – 13A and 13 Woodland Dr.	Approved as to form. Proposes to add portion of 13 Woodland to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.
V	Jason Graziadei	General Bylaw Amendment - Notices of Public Hearings	Approved as to form. Seeks to amend Chapter 2.1 of the Town Code by allowing the publication of statutory public hearing notices in any print or electronic media if no manner is specified by state law. In Town Counsel's opinion, most statutes require publication of public hearing notices in a newspaper of general circulation, which would not include an online-only newspaper.
W	Emily Molden	Zoning Bylaw Amendment Relevant to Lots Under G.L. c. 41, § 81L	There are several potential legal issues with this proposed bylaw amendment. Town Counsel will provide a separate opinion. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.

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Article No.	Lead Petitioner	Article Description	Comment
X	Carolyn Baltzer	Zoning Bylaw: Regulating Hort-Term Rentals - Nantucket Vacation Rentals (NVR)	Approved as to form. This article proposes a new definition for short-term Nantucket Vacation Rental (NVR), which would amend the use chart to allow it in all districts except CI. There are no proposed restrictions, other than maintaining a valid certificate and complying with Chapter 123 and other bylaws. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.
Y	Stephen Welch	C. 124 Signs, Satellite Dishes, Rooflines	Proposes that the Town consider unspecified amendments to Chapter 124 of the Town Code relating to Signs. Satellite Dishes, Rooflines. This article is in the nature of a non-binding directive to Town officials to develop proposed bylaw language. Although the articles references actions to be taken at the 2025 ATM, the earliest a non-binding vote can take place is the 2025 ATM itself.
Z	Stephen Welch	Re-Used Structure Allowances	Proposes that the Town consider amendments to the Town Code within the timeframe of submission of Town sponsored warrant articles for the 2025 ATM that would allow an increase in the allowable ground coverage and setback requirements to promote the re-use of third-party residential structures that may be carted to the dump. This article is in the nature of a non-binding directive to Town officials. Although the articles references actions to be taken at the 2025

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Article No.

Lead Petitioner

Article Description

Comment

			ATM, the earliest a non-binding vote can take place is the 2025 ATM itself.
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Coastal
Resilience
Advisory
Committee
(CRAC)

3rd QUARTER
REPORT TO
SELECT BOARD
FOR JULY-
SEPTEMBER 2024

**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**

Francis St. Beach Improvement Project

FRANCIS STREET BEACH
IMPROVEMENT PROJECT

TOWN OR LAND BANK
OWNED PROPERTY

ABUTTER
PROPERTY

- Finishing the pre-design phase
 - Soil borings
 - Percolation tests
 - Stormwater investigation
- Starting schematic design phase (November - March)
- Over the summer held abutter and community engagement events
- Virtual community open house after the holidays to refine design alternatives
- Washington St. Collaborative Workgroup meets 2nd & 4th Fridays at 11am

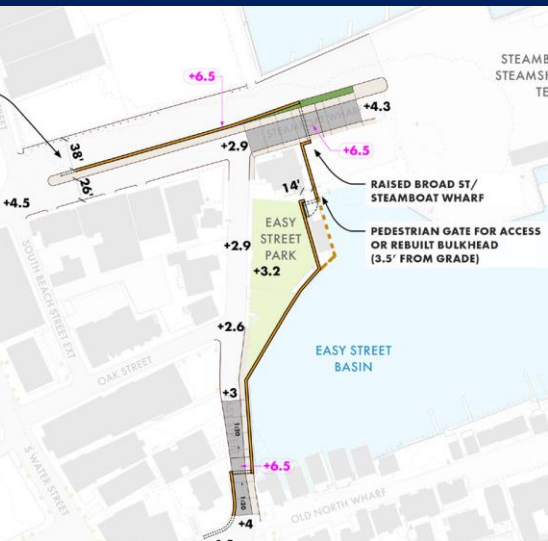


Presentation on Easy St. Flood Mitigation Project by Arcadis staff



- Reviewed risk assessment findings
- Arcadis developed 5 concept design alternatives to reduce flooding on Easy St. that consider design flood elevation (level of protection), access, feasibility, permitting requirements, cost, adaptability, integration, fit for funding, and co-benefits
- Through Town departments, community and stakeholder engagement these are being refined
- Second open house this winter- virtual

Alternative 1



Alternative 2



Alternative 3



Alternative 4

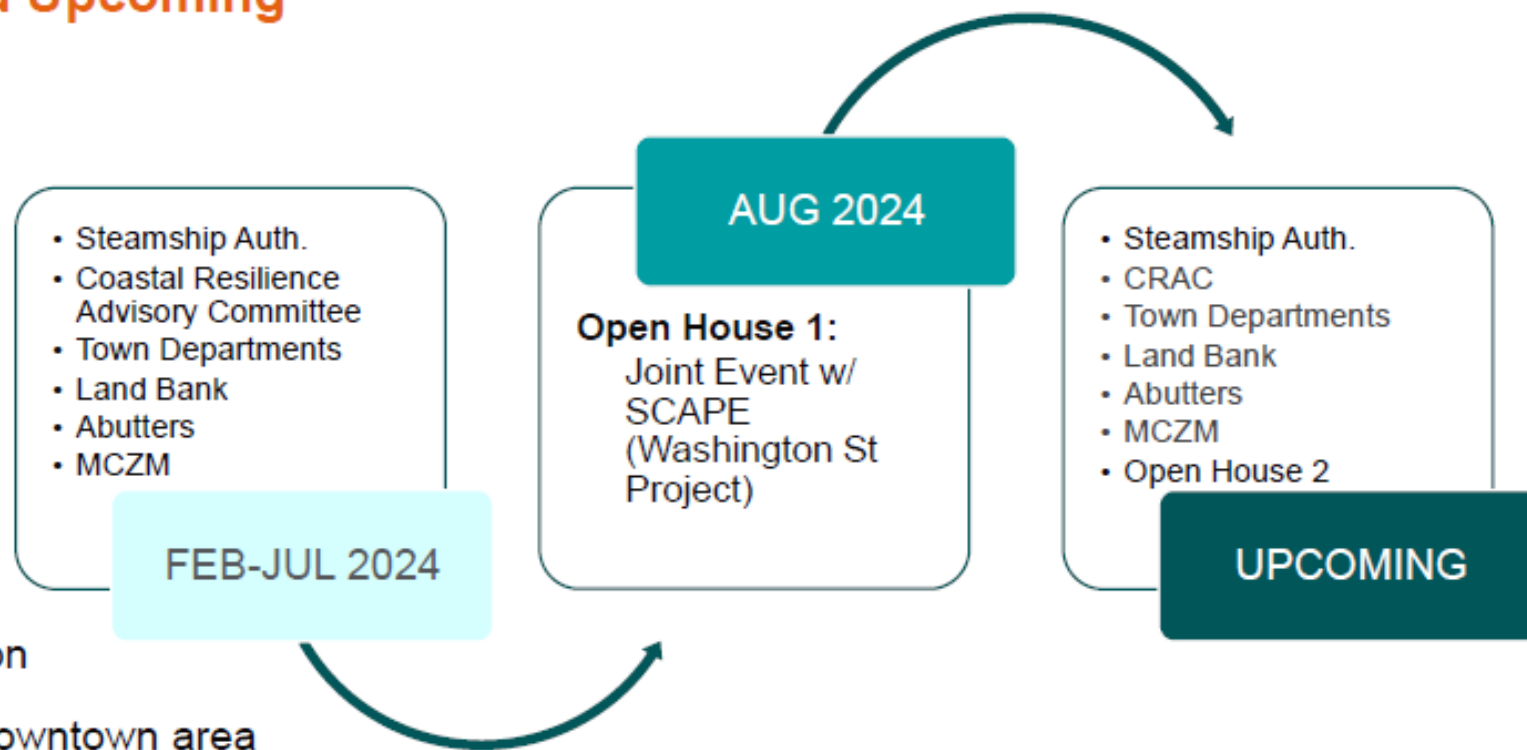


Alternative 5





Engagement Previous and Upcoming



What we heard...

- Water quality and ecological restoration
- Historical aspects and aesthetics in Downtown area
- Role of the “working waterfront”
- Co-benefits beyond flood mitigation
- Seek win-wins that align with Land Bank, Steamship Authority, and Town objectives

Downtown Resilience Planning Community Open House

Open House 1

AUG 7, 2024

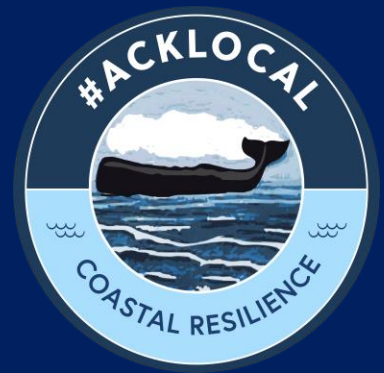
- Whaling Museum- thank you NHA!!
- 2 Drop in sessions
- Spanish interpreters
- Free food and drinks
- Approx 115 attendees



Source: (all 3 photos) Town of Nantucket

HIGHLIGHTS FROM THE QUARTER

- Chair: Peter Brace, Vice-Chair: Dr. Sarah Bois, Co-Secretaries: Tim Braine & Rachael Freeman (now Doug Rose)
- Approved September as Climate Change Awareness Month
- Article in Yesterday's Island
- Multiple presentations
- Discussions revolving around updating the Town's zoning bylaw on how to incorporate coastal resiliency



Presentation on “New Tools for Visualizing, Communicating, and Assessing Sea Level Rise and Coastal Flooding” by Climate Central

- Climate central is policy neutral nonprofit made up of scientists and communicators who research and report facts about the changing climate and how it affects people’s lives.
- Edge of America Tour: Maine to Texas
- Flood Vision vehicle came to the island this summer to collect video, laser and elevation data
Photorealistic flood and sea level rise photos are generated to
 - enhance risk communication,
 - identify threats to evacuation routes and critical facilities,
 - integrate science-based data into municipal plans
 - help the media show compelling visuals to communicate risk during an approaching storm among other examples





Modeled Visualization

MC-FRM 2050 Flood Depths for 1% chance storm (i.e. 100 yr storm)

Water height 5ft above high tide line=
1ft 4 inches above road



NANTUCKET COASTAL RESILIENCE

FINAL REPORT

NOVEMBER 2021

Status Update on CRP Recommendations

In development = 6

Underway = 7

Complete/ongoing = 7

**Since 2022 half of the
recommendations are
in development,
underway or
complete/ongoing**



 In development

 Underway

 Complete/
Ongoing

ISLAND-WIDE (section 06)

Project Priority

01

02

03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
 1-1	Community Outreach on Property Owner Resilience Best Practices	Comprehensive outreach program to at risk home and business owners to raise risk awareness and provide guidance on best practices for reducing coastal risks for private properties.	Non-structural	Staff and Volunteer Time	N/A	2023, Ongoing
 1-2	Updates to Zoning By-Law	Updates to the zoning by-law to encourage resilient design and limit investment in areas of high coastal risk.	Non-structural	Staff and Volunteer Time	N/A	2025
 1-3	Updates to Wetland Ordinance and Regulations	Updates to the Nantucket wetlands by-law and regulations to encourage resilient and low impact design in resource adjacent areas while limiting impacts on resource areas.	Non-structural	Staff and Volunteer Time	N/A	2025
 1-4	Strategic Retreat and Relocation Program	Develop and administer island-wide approach for pursuing strategic retreat and relocation in areas of priority coastal risks with an ongoing focus on risk communication and property owner outreach and education.	Non-structural	Staff and Volunteer Time	N/A	2024, Ongoing
 1-5	Coastal Resilience & Sustainability Interdepartmental Working Group	Governance approach to encourage inter-departmental collaboration and coordination on issues related to coastal resilience and sustainability.	Non-structural	Staff and Volunteer Time	N/A	2022, Ongoing
 1-6	Joint Staff Review of Development Proposals	Governance approach to maximize opportunities for coordinated decision-making and consistent customer communication by Town staff, particularly for projects located in or impacting coastal areas.	Non-structural	Staff and Volunteer Time	N/A	2022, Ongoing
 1-7	Coastal Resilience and Sustainability Program	Governance approach to establish a formal program with necessary resources for managing coastal resilience and sustainability projects and programs across the island.	Non-structural	Staff and Volunteer Time	N/A	2023, Ongoing
 1-8	Shoreline Change Monitoring Program	Employ mobile technology and other tools to engage community members in the process of monitoring shoreline change at pilot projects and across the island.	Non-structural	Staff and Volunteer Time	N/A	2024, Ongoing
 1-9	Sediment Sourcing and Transport Study	Island-wide data collection and planning approach to identify sediment sources and define sediment movement across the island at various spatial and temporal scales in order to inform the design and planning of future sediment management projects.	Non-structural	High: \$1M Low: \$800K O&M: NA	N/A	2024
 1-10	Stormwater Management Plan	Planning step to evaluate stormwater management issues across the island and identify recommendations for reducing stormwater flooding and improving water quality.	Non-structural	High: \$650K Low: \$400K O&M: NA	N/A	2025
 1-11	Sediment Budget	Planning step to develop an operational sand budget for recommended shoreline projects.	Non-structural	High: \$250K Low: \$100K O&M: NA	N/A	2024
 1-12	Stormwater By-Laws Assessment	Planning step to conduct an assessment of existing by-laws for opportunities to encourage stormwater management best management practices (BMPs).	Non-structural	High: \$50K Low: \$20K O&M: NA	N/A	2025
 1-13	Stormwater By-Law and Regulations Update	Updates to stormwater management by-law and regulations to encourage best management practices (BMPs) that address water quality and quantity issues.	Non-structural	Staff and Volunteer Time	N/A	2025
 1-14	Update locally-adopted sea level rise scenarios and Best Available Flood Hazard Data	Adopt sea level rise scenarios provide by the Commonwealth of Massachusetts and Massachusetts Coastal Flood Risk Model as the best available local flood hazard data.	Non-structural	Staff and Volunteer Time	N/A	2022

In development Underway Complete Project Priority								
Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date		
2-1	Steamboat Wharf Resilience	Work with the Steamship Authority to develop adaptation plan for Steamboat Wharf with the preferred option of elevating the pier above future mean monthly high water. Building scale measures can be implemented on the wharf over time to reduce risk from coastal storms. The strategy should be integrated with the design of the Downtown Coastal Flood Barrier System (Strategy 2-2) to maintain access from Broad Street onto the Wharf. Final approach will need to be planned and design by the Steamship Authority but close coordination with Town resilience planning will be critical to a successful resilience strategy.	Structural	High: \$120M Low: \$110M O&M: \$1.3M	\$19,000,000	2030		
2-2	Downtown Neighborhood Flood Barrier - Later Project Phases	The barrier system, which includes the first phase project described as Strategy 2-6, includes a number of elements to be implemented over time to provide comprehensive effective flood risk reduction against future mean monthly high water. The elements include raised roadways, raised bulkheads, reinforced dunes, and flood walls. The overall approach recommends passive measures that are integrated with the existing built environment, while maintaining access to key waterside facilities such as the Children's Beach Boat Ramp, Steamboat Wharf, Straight Wharf, and the Town Pier. Implementation of the approach can be phased over a period of 10 to 15 years, focusing on the lowest lying areas first, such as Easy Street (Strategy 2-6). As the project is implemented, stormwater management needs will need to be studied and addressed via new drainage infrastructure.	Structural	High: \$170M Low: \$150M O&M: \$1.9M Note that these cost estimates include costs for the Phase 1 project (Project 2-6)	\$320,000,000	2050		
2-3	Easton Street and Hulbert Avenue Road Raising	Road raising project to prolong service life of Easton Street and Hulbert Avenue for emergency and everyday access in Brant Point	Structural	High: \$140M Low: \$130M O&M: \$1.6M	Not quantified; qualitative benefits include prolonging emergency and everyday access for Brant Point	2050		
2-4	Washington Street Extension and Consue Springs Walkway Raising	Road raising to prolong service life of Washington Street Extension and public access in Consue Springs	Structural	High: \$65M Low: \$58M O&M: \$720K	Not quantified; qualitative benefits include prolonging public access to Consue Springs natural area	2050		
2-5	Building Scale Resilience at 37 Washington Street	Pilot project to showcase building-scale resilience best practices on a Town-owned facility, including potentially elevation of critical systems, protection of sensitive equipment and documents, and deployable flood risk reduction measures. The first step in this recommendation is a site-specific study to determine the appropriate risk mitigation approaches for this structure.	Structuvral	High: \$150K Low: \$50K O&M: NA	Not quantified; benefits are dependent on risk mitigation strategy developed through recommended site-specific study.	2024		
2-6	Downtown Neighborhood Flood Barrier - Phase 1 Project	Phase 1 project to advance through feasibility and design a near-term project focused on the most vulnerable location along the planned extent of the Downtown Neighborhood Flood Barrier. The Phase 1 project should focus on the coastal segment located along Easy Street from Straight Wharf to Steamboat Wharf and may include raised bulkheads, sidewalks,	Structural	High: \$13M Low: \$12M O&M: \$150K Note that these cost estimates	\$120,000,000	2025		

Up to date as of 9-10-24

In development

Underway

Complete

MADAKET

(section 07)

Project Priority

01

02

03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
3-1	Madaket Road Raising and Bridge Conversion	Road raising project with conversion of existing culverts with bridges, with goal of prolonging service life of Madaket Road to provide access to and from Madaket, while advancing ecological restoration objectives for Long Pond.	Structural	High: \$40M Low: \$36M O&M: \$440K	\$6,200,000 – \$17,600,000	2030
3-2	Ames Avenue Bridge Resilience	Maintain bridge for access to Smith's Point while protecting it from coastal erosion and flooding through dune restoration (see project 3-4). Continue maintenance and monitoring of existing Ames Avenue Bridge, with future elevation or relocation if necessary based on service population.	Nature-Based	See strategy 3-4	See strategy 3-4	2025
3-3	F Street Boat Ramp	Prolong service life of public boat ramp by elevating the top of the boat ramp, surrounding infrastructure, and access from F Street. Consolidate Madaket boat ramps in this location once loss of service is experienced at Jackson Point boat ramp.	Structural	High: \$5.1M Low: \$4.5M O&M: \$57K	Not quantified; qualitative benefits include prolonging public boating access to Hither Creek and Madaket Harbor	2050
3-4	Madaket Erosion Management Pilot and Ames Avenue Bridge Protection	Dune restoration along shoreline from Madaket Road / Ames Avenue intersection to Esther's Island. Project involves natural dune construction techniques of sand and vegetation with fencing as needed. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$96M Low: \$86M O&M: \$1.1M	\$51,000,000	2025
3-5	Department of Public Works Facility and Landfill Resilience	Building scale resilience and operational resilience planning to reduce risk of damage and limit disruption to core operations at the facilities. The first step in this recommendation is a site-specific study to determine the appropriate risk mitigation approaches for the facility.	Structural	High: \$300K Low: \$150K O&M: NA	Not quantified; benefits are dependent on risk mitigation strategy developed through recommended site-specific study.	2024

-  In development
-  Underway
-  Complete

NANTUCKET

HARBOR & COATUE

(section 07)

Project Priority

- 01
- 02
- 03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
4-1	Polpis Road Raising and Bridge Conversion at Folger's Marsh	Road raising project with conversion of existing culverts with bridges, with goal of prolonging service life of Polpis Road, while advancing ecological restoration objectives for Folger's Marsh.	Structural	High: \$21M Low: \$18M O&M: \$230K	\$5,800,000 – \$14,250,000	2035
 4-2	Polpis Road Raising, Culvert Expansion, and Wave Attenuation at Sesachacha Pond	Road raising, expansion of culverts or replacement with bridge, and installation of living breakwaters to reduce wave exposure, with goal of prolonging service life and maintaining emergency roadway access along Polpis Road, while advancing ecological restoration objectives for Sesachacha Pond.	Structural, Nature-Based	High: \$45M Low: \$40M O&M: \$500K	\$3,000,000 – \$11,000,000	2035
 4-3	Coatue Erosion Management and Dune Resilience	Dune restoration and wetland creation/enhancement to reinforce narrow low-lying sections of barrier island, between Five Fingered Point and Bass Point and between First Point and Second Point, to prevent washover and/or breaching into the harbor. Monitor performance of approach to assess need for ongoing nourishment and/or adaptation to higher design elevations.	Nature-Based	High: \$41M Low: \$36M O&M: \$450K	Not quantified; qualitative benefits include ecological restoration and potential for reduced long-term flooding impacts in the Harbor as well as reduced impacts to fisheries, habitat, and navigation.	2025
4-4	Numerical Modeling Study of Coatue Breaching	Numerical modeling study to evaluate the likelihood and consequences of Coatue breaching for the Harbor and surrounding communities, including impacts to habitat and navigation, in order to inform decisions about future adaption measures on Coatue.	Non-structural	High: \$250K Low: \$100K O&M: NA	NA	2026

-  In development
-  Underway
-  Complete

SCONSET (section 07)	Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
	5-1	Sconset Bluff Dune Restoration	Dune restoration and construction to mitigate bluff erosion and increase resiliency. Natural dunes with vegetation are appropriate. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$16M Low: \$14M O&M: \$180K	Not quantified; qualitative benefits include reduced long-term risk of erosion impacts to private residences and public infrastructure in Sconset.	2030
	5-2	Codfish Park Dune Restoration	Dune restoration and construction to manage and slow bluff erosion. Natural dunes with vegetation are appropriate. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$21M Low: \$19M O&M: \$240K	\$7,000,000	2030
	 5-3	Baxter Road Relocation Planning	Planning for and implementation of road relocation, including acquisition of easements, access and maintenance agreements, finalization of road alignment, and development of final designs for construction.	Structural	High: \$30M Low: \$25M O&M: \$600K	N/A	2030
	5-4	Sconset Bluff Nearshore Breakwaters Feasibility Study	Conduct detailed feasibility study to assess technical constraints, potential impacts, and benefits and costs of nearshore breakwaters along the Sconset Bluff. [No Title]	Non-Structural	High: \$800K Low: \$600K O&M: NA	N/A	2025

Project Priority

01

02

03



In development



Underway



Complete

NORTH SHORE
(section 07)

Project Priority

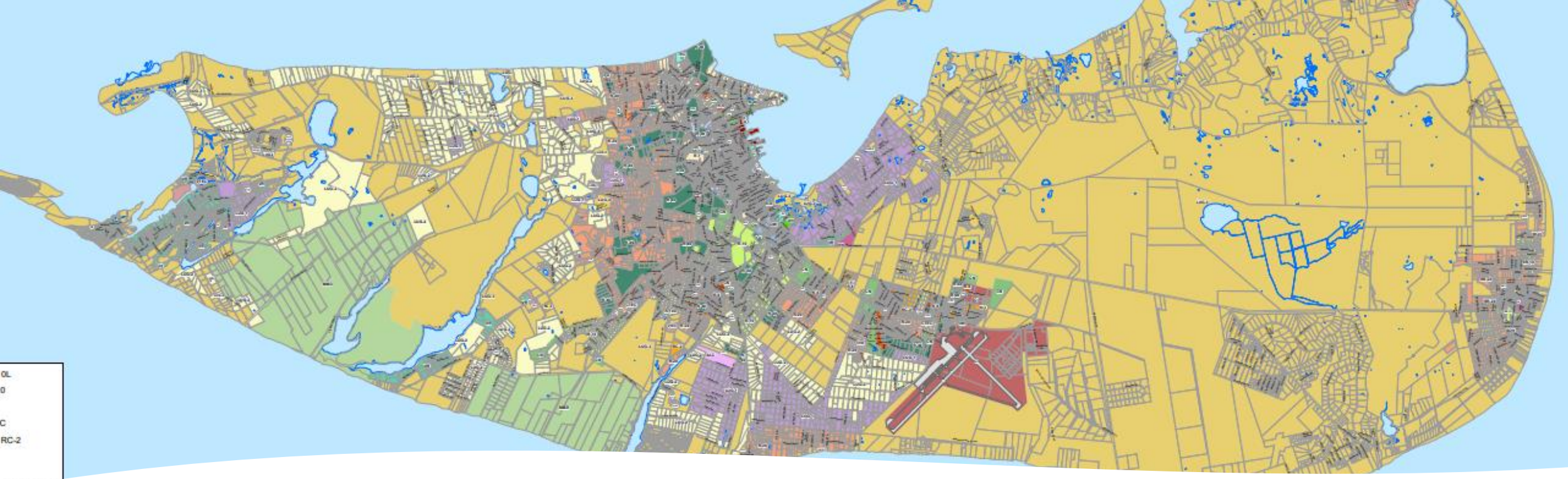
01

02

03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
7-1	North Shore Dune Restoration and Nourishment	Targeted dune restoration and construction to reduce risk of erosion along the North Shore, building on dune restoration strategies adopted by existing private property owners in area. Project includes need for ongoing nourishment or installation of near-shore underwater sand berm at key locations.	Nature-Based	High: \$38M Low: \$34M O&M: \$420K	\$16,000,000	2035
7-2	Sand Pumping Feasibility Study	Study the feasibility and impacts of a sand pumping and by-pass systems to connect sand sources from inlet to the North Shore.	Non-structural	High: \$250K Low: \$100K O&M: NA	N/A	2027

[No Title]

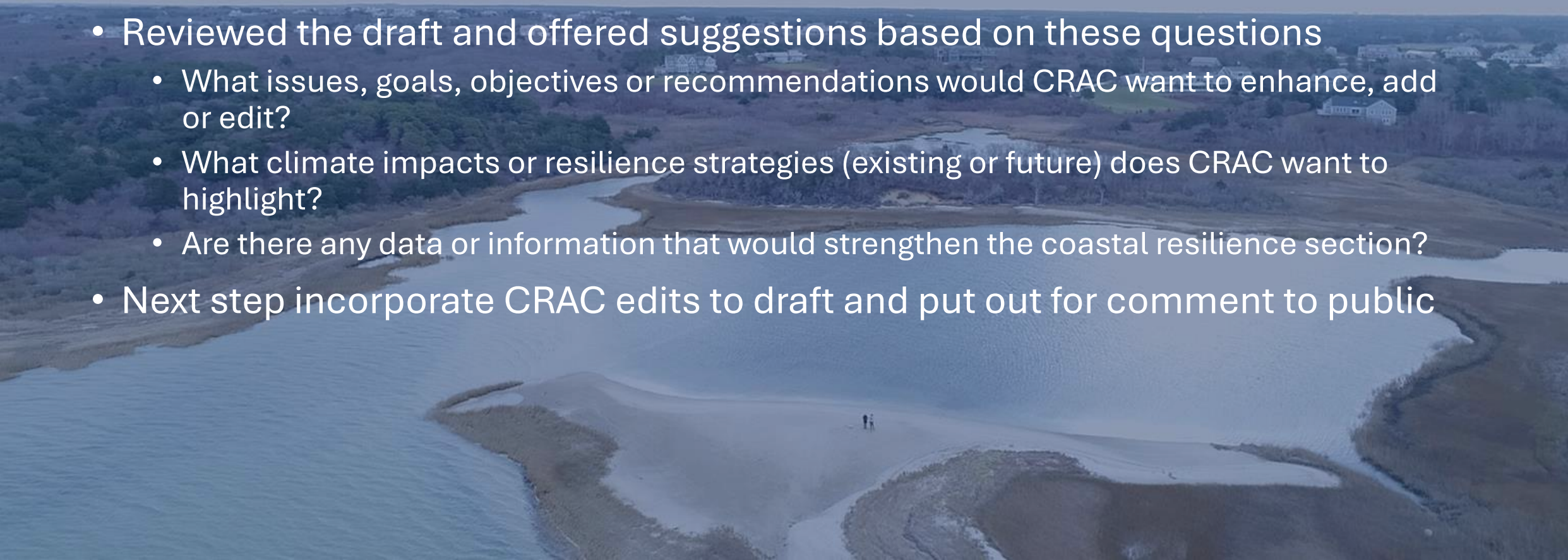


Discussion on Planning Board and Town Regulations with Coastal Resilience in Mind

- High priority CRP recommendation is to update the zoning-bylaw to encourage resilient design and limit investment in areas of high coastal risk
- Leslie Snell and Paul Murphy explained the zoning by-law and MA building code
- CRAC has spent many meetings discussing suggestions on how and what to include
- Next steps: refine list of suggestions
- Coastal resiliency will be added to the updated Town's master plan and discussions with CRAC will be included in the plan development

Input to the Nantucket Harbors Action Plan Update

- CRAC helped develop the coastal resilience section which includes background info, objectives, and recommendations
- Reviewed the draft and offered suggestions based on these questions
 - What issues, goals, objectives or recommendations would CRAC want to enhance, add or edit?
 - What climate impacts or resilience strategies (existing or future) does CRAC want to highlight?
 - Are there any data or information that would strengthen the coastal resilience section?
- Next step incorporate CRAC edits to draft and put out for comment to public



An aerial photograph of Nantucket, Massachusetts, showing the island's coastline, harbor, and residential areas. The water is a deep blue, and the land is green with some buildings visible. The sky is light blue with some clouds.

- Town of Nantucket
- Nantucket Harbors Sediment Transport and Dredge Plan

- September 2024

Committee Briefing

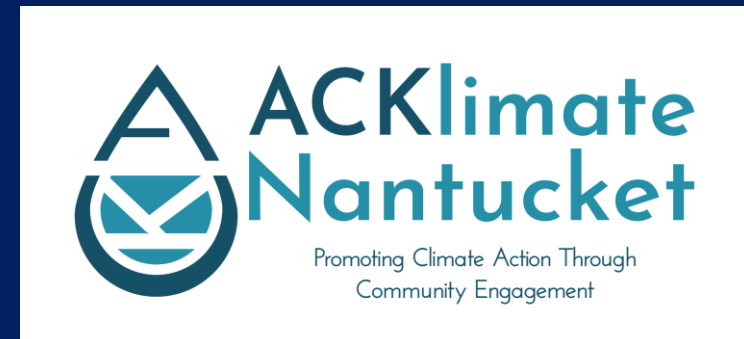
Discussion on Funding Mechanisms for CRP projects

- Select Board Strategic Plan objective “Incorporate the recommendations of the CRP in conjunction with other capital planning”
- Ideas generated by CRAC:
 - Needs to be a constant sustainable fee like the Land Bank fee
 - Component of a stabilization fund
 - Increase beach sticker price and a % goes into a coastal resilience fund
 - Need to put numbers to the list to see what is worth pursuing
 - Grants
 - Betterments
 - Create a resilience fund with the Community Foundation
 - Leverage private-public partnerships and make it easier/streamlined
 - Work with consultants/professionals to develop funding recommendations



Public Outreach

- Coastal resiliency posts every Thursday on NRD's social media
- Yesterday's Island article about CRAC and coastal resiliency
- Multiple discussions with ACKclimate regarding helping with CRAC's social media campaign
 - They received funding to create short videos about CRAC and coastal resiliency
 - Need to explore how that will fit within the Town's developing Communications Plan



REQUESTS AND RECOMMENDATIONS

- Hire professionals to explore funding mechanisms for CRP
- Request \$50,000 to hire grant consultant to be added to the Natural Resources budget for FY26 for the purpose of submitting state and federal grants for coastal resiliency

Are there current or upcoming issues for which the Select Board would like the CRAC's advice?

The Coastal Resilience Advisory Committee generally meets on the **second** and **fourth Tuesday** of each month at 10 am via Zoom. Meeting notices and agendas are posted on the Town's website at:

<https://nantucket-ma.gov/1391/Coastal-Resiliency-Advisory-Committee>

Contact Leah Hill, Coastal Resilience Coordinator,
lhill@nantucket-ma.gov



**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**